INTEGRATED HUMAN SETTLEMENTS SECTOR PLAN 2024 - 2028

FRANCES BAARD
District Municipality / Distriksmunisipaliteit
Masepala Wa Sedika / U Masepala We Sithili

Integrated District Human Settlements Sector Plan 2024 - 2028

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Contents

LIST OF TABLES

LIST OF FIGURES

1. INTRODUCTION

1.1 Frances Baard Human Settlements Sector Plan 2017-2022

The current document is the successor to the Frances Baard District Municipality Human Settlements Sector Plan (DMHSSP) of 2017-2022. The current plan (2023-28) has been formally assed with the intention of developing a plan for the next five years by identifying and updating the HSSP with regard to any changes in circumstances to the situational analysis, strategies, plans and/or projects in order to enable implementation to achieve the planned outputs and desired outcomes.

1.2 Human Settlement Planning

In terms of Section 9(1) of the National Housing Act 107 of 1997, every municipality must as part of the municipality's process of Integrated Development Planning (IDP) take all reasonable and necessary steps to ensure that the inhabitants within its areas of jurisdiction have access to adequate housing on a progressive basis by setting housing delivery goals, identifying suitable land for human settlements and planning, facilitating, initiating and coordinating human settlements development in its area of jurisdiction.

The IDP planning process compel the Municipalities to compile sector plans for various development sectors. Also as part of IDPs, the Housing Act 107 of 1997 stipulates that municipalities should compile housing strategies and targets. The plan will serve as a guiding framework for the strategic engagement of the municipality in housing development. The need for Human Settlements Plans arises from a concern that, in most municipalities, the Integrated Development Planning (IDP) process inadequately address issues related to the provision of housing.

1.3 The Primary aim of Developing a Human Settlement Plan

The Primary Objective of developing a municipal-level Human Settlements Plan is to give recognition to, and inclusion of, human settlements within an integrated development planning approach/framework (IDP) so as to enable the housing function prescribed (legislation and policies); and priorities identified, to be planned in a holistic and integrated manner which align with various other plans; and therefore enable implementation focused on achieving Key Performance Indicator: Outcomes and Targets within a performance management framework of monitoring, evaluating and reporting performance (targets and Key Performance Indicator: Outputs) to plan (at IDP- level and Human Settlements Sector-level).

The development of the Human Settlements Plan within the framework/approach of integrated development planning enables the plan to remain credible: relevant and appropriate: as it is reviewed annually to identify changing circumstances (macro and micro-level) and assess these changes in relation to the plan to therefore update and/or amend the plan accordingly if necessary to ensure implementation of the function will progress towards achieving planned Key Performance Indicator Outcomes and Target Results.

In South Africa, there are various legislative considerations guiding Human Settlements. These include the Housing Act (No. 107 of 1997), The Social Housing Act (No. 16 of 2008), The Rental Housing Act (No. 50 of 1999) and others. The Human Settlements Plan should give effect to the following key principle in respect of housing development:

- Housing should be provided closer to employment opportunities
- Meaningful consultation with individuals and communities affected by housing development should be prioritized
- Housing development should provide wider choice with regard to type of house, materials, tenure, etc.
- Housing development should take measures not to harm the environment
- Housing should be prioritized to the poorest of the poor
- The special housing needs of the disabled and HIV/AIDS victims should be addressed
- Houses should be designed in a manner that accommodates future extensions
- Promote higher density in respect of housing development to ensure the economical utilization of land and services
- Housing development should be based on integrated development planning
- Promote racial, social, economic and physical integration in urban and rural areas
- Housing development should be administered in a transparent, accountable and equitable manner and uphold the practice of good governance
- Promote education and consumer protection in respect of housing development
- Promote the establishment of socially and economically viable communities and safe and healthy conditions to ensure the elimination of slums
- Facilitate the active involvement of all relevant stakeholders in housing development, and
- Provide community and recreational facilities in residential areas

1.4 The Purpose of Developing and Reviewing Human Settlements Plans

The main purpose of a developing and reviewing Human Settlements Plan is as follows:

- Practical allocation of constrained resources to development opportunities;
- To provide an approach to help prioritise projects while securing political consensus for arrangement of their implementation;
- Creating more unified development by integrating all the individual cross-sectional role players' interventions;
- Ensuring the IDP has a distinct housing focus;
- Linking the unified development plan with the feasible reality of delivering housing projects; and
- Providing secure housing budgeting and funds at district municipality as well as provincial levels.

1.5 Methodology

The following phases were undertaken in the development of the HSSP:

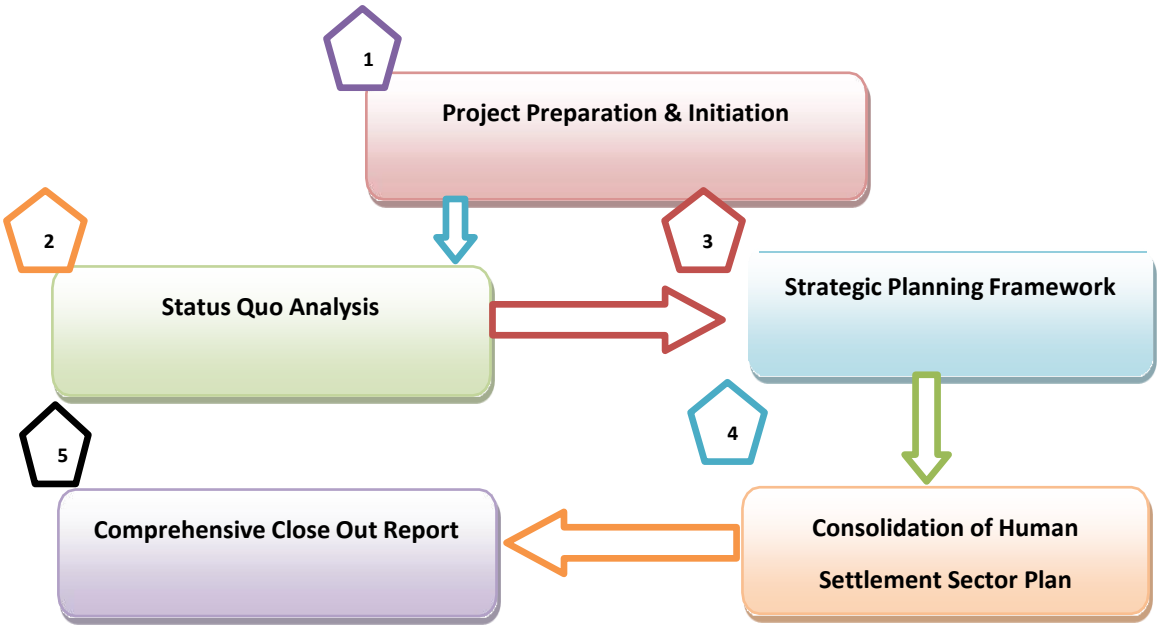


Figure 1: Project Methodology

It should be noted that since the previous review of the Frances Baard HSSP in 2022, no new official statistical data has been made available, with the new Census only being undertaken during 2022. As such the census statistics in this document (Census 2011 and Community Survey 2016) have not been updated except in cases where clarification was required. The statistical data together with official documentation provided such as Human Settlements Plan (2022), Frances Baard Spatial Development Framework 2021, District Development Model One Plan 2022, National Housing Needs Register Printouts (NOV 2022), IHS Markit Regional eXplorer version 2236 and information provided by Officials at the district municipality and the local municipalities were used to update the HSP.

2. LEGISLATIVE CONTEXT

2.1 The Constitution of the Republic of South Africa, Act 108 of 1996

According to Section 26 of the Constitution (Act 108 of 1996), everyone has the right to access adequate housing with the state required to take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right.

Schedule 4, Part A of the Constitution delegates housing to be the concurrent legislative competence of national and provincial government. However, in housing related legislation and policy the pivotal role of the District sphere in ensuring horizontal and vertical integration of human settlement delivery is acknowledged. As a result, the national accreditation and assignment framework sets out the Constitutional and legislative mechanisms for the decentralization of the administration of national housing programs.

Municipalities are required to:

- Take the lead role in negotiating the location of housing supply to facilitate spatial restructuring;
- Facilitate a match between demand and supply of different state-assisted housing typologies; and
- Ensure alignment of housing delivery, spatial planning, infrastructure investment, land-use planning and management, transportation systems and social service provision.

Municipalities are accredited or assigned responsibilities by provinces for the administration of national housing programs in order to facilitate such integrated planning and delivery.

2.2 The Housing Act 107 of 1997

Part 1, Section 2 of the Housing Act, 1997 sets out the General Principles applicable to housing development., the following principles are particularly relevant:

- National, provincial and District spheres of government must give priority to the needs of the poor in respect of housing development (Section 2(1)(a));
- National, provincial and District spheres of governments must consult meaningfully with individual and communities affected by housing development (Section 2(1)(b));
- National, provincial and District spheres of government must ensure that housing development:
    - Provides as wide a choice of housing and tenure options as is reasonable possible;
    - Is economically, fiscally, socially and financially affordable and sustainable; and
    - Is based on integrated development (Section 2(1)(c)).
- National, provincial and District spheres of government must promote:
    - The establishment, development and maintenance of socially and economically viable communities and of safe and healthy living conditions to ensure the elimination and prevention of slums and slum conditions; and

- Higher density in respect of housing development to ensure the economic utilization of land and services (Section 2(1)(e)).

According to Section 9 of The Housing Act (107 of 1997), every municipality must as part of the municipality's process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to:

- Ensure that:
  - The inhabitants of its areas of jurisdiction have access to adequate housing on a progressive basis;
  - Conditions not conducive to the health and safety of the inhabitants of its area of jurisdiction are prevented or removed;
  - Services in respect of water, sanitation, electricity, roads, storm water drainage and transport are provided in a manner which is economically efficient;
- Set housing delivery goals in respect of its area of jurisdiction;
- Identify and designate land for housing development;
- Create and maintain a public environment conducive to housing development which is financially and socially viable;
- Promote the resolution of conflicts arising in the housing development process;
- Initiate plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction;
- Provide bulk engineering services, and revenue generating services in so far as such services are not provided by specialist utility suppliers; and
- Plan and manage land use and development

2.3 The New Human Settlement Plan (Breaking New Ground, 2005)

The following guidelines are provided in the New Human Settlement Plan (Breaking New Ground, 2005) to move housing to sustainable human settlements:

- Settlements should be created that provide safe and secure living environments with access to adequate economic opportunities, tenure types, a mix of safe and secure housing, affordable basic services, education, cultural activities and health, welfare and police services;
- Housing delivery should promote the development of compact, mixed-use and diverse environments enhancing pedestrian movement and the use of efficient public transport;
- Low-income housing should be integrated into areas of social and economic opportunity providing these communities with the best possible opportunity for upliftment;

- Informal settlements should be eradicated through in-situ upgrading in desired locations that integrates these settlements into the broader urban fabric to overcome spatial, social and economic exclusion;
- Previously excluded groups should be integrated into the city and the benefits it offices, and to ensure the development of more integrated, functional and environmentally sustainable human settlements, town and cities;
- The development of sustainable human settlements should be undertaken within a broader spatial restructuring framework where there is greater coordination and alignment between the various planning instruments and economic policies;
- Well-located state-owned and para-state land deemed suitable for housing purposes should be acquired for housing delivery;
- Land should be acquired by municipalities in line with the Municipal IDPs and Spatial Development Frameworks;
- Private land should only be acquired where there is no appropriate state-owned land and whilst preference will be given to the negotiated purchase of land, land may also be expropriated at market value as a final resort;
- Social (Medium-Density) Housing should be promoted which may make a strong contribution to urban renewal and integration
- There should be a move away from a housing-only approach towards the more holistic development of human settlements through the provision of social and economic infrastructure through the development of multi-purpose clusters providing primary municipal facilities;
- More appropriate settlement designs and housing products should be developed to ensure appropriate housing quality in urban and rural environments;
- Design professionals should be included at planning and project design stages;
- In rural areas housing interventions should enhance the traditional technologies and knowledge which are being used to construct housing in rural areas
- In urban areas housing interventions should focus on ‘changing the face’ of stereotypical ‘RDP’ houses and settlements through the promotion of alternative technology and design

2.4 The National Development Plan (Vision 2030)

The National Development Plan’s (NDP) vision is that by 2030 human settlements in South Africa have been transformed into equitable and efficient spaces with citizens living in close proximity to work with access to social facilities and necessary infrastructure.

It recognizes the challenges that District government faces including poor capacity, weak administration systems, undue political interference in technical and administrative decision-making and uneven fiscal capacity. It proposes that the responsibility for housing should shift to the level of planning at which it is executed, mainly the District government.

According to Chapter 9, the NDP aims to reach the following by 2030:

- South Africa has a strong and efficient spatial planning system, well integrated across the sphere of government;
- All informal settlements have been upgraded and are positioned on suitable, well-, located land;
- No further development of housing in marginal places;
- More people live closer to their places of work;
- Public transport is of good quality; and
- There are more jobs in or close to dense, urban townships.

The following actions are required according to the NDP:

- Reforms to the current planning system for improved coordination;
- Develop a strategy for densification of cities and resources allocation to promote better located housing and settlements;
- Substantial investment to ensure safe, reliable and affordable public transport;
- Introduce spatial development frameworks and norms, including improving the balance between location of jobs and people;
- National spatial restructuring fund, integrating currently defused funding; and
- Provide incentives for citizen activity for District planning and development of spatial compacts.

2.5 The Municipal Systems Act 32 of 2000

According to Section 25 of the District Government Municipal Systems Act, each municipal council must adopt a single, inclusive and strategic plan for the development of the municipality (Integrated Development Plan) that will function as the primary investment tool for the municipality. The IDP process requires municipalities to (1) participate in all planning activities taking place in their jurisdiction and align their strategies with any national and provincial sectoral plans and planning requirements binding on the municipality in terms of legislation; and (2) compile sector plans for various development sectors, housing being one, outlining appropriate strategies and targets.

2.6 The Intergovernmental Relations Framework Act 13 of 2005

The object of the Intergovernmental Relations Framework Act (IGR Act), 2005 (Act 13 of 2005) is to provide, within the principles of co-operative governments as set out in Chapter 3 of the Constitution, a framework for the national, provincial and District government, and all organs of state within those governments, to facilitate co-operation in the implementation of policy and legislation, including (1) coherent government; (2) effective provision of services; (3) monitoring implementation of policy and legislation; and (4) realization of national priorities.

Chapter 3 of the IGR Act provides for organs of state to enter into an implementation protocol as an Agreement where the implementation of a policy, the exercise of a statutory power, the performance of a statutory function or the provision of a service depends on the participation of organs of state in different sphere government.

2.7 District Development Model

The DDM has been developed by the Ministry of Cooperative Government and Traditional Affairs (COGTA) in 2019 and seeks to promote a coherent and holistic system in order to achieve Integrated service delivery and development in 44 District and 8 Metropolitan Municipalities. The programmes and plans of the Provincial and District sphere needs to find expression in the District Development Model and One Plan to ensure alignment of all plans such as the Provincial Growth and Development Plan (PGDP), Provincial Spatial Development Framework (PSDF) through to the District Spatial Development Framework (Municipal SDF) and ultimately in the Integrated Development Plan (Municipal IDP). The District Development Model approach is aimed at streamlining all the plans to facilitate the implementation of programmes and plans at District municipal level (Frances Baard District Development Profile, 2020).

2.8 Frances Baard District Municipality Climate Change Response Plan 2016

The Frances Baard DM Climate Change Response Plan (2016) outlines key climate change vulnerabilities for Frances Baard District Municipality as well as climate change responses to address these vulnerabilities.

According to the response plan, there are a number of different ways that climate change will impact on human settlements in Frances Baard District Municipality. Increases in the severity of storm events and increase in flooding will damage infrastructure which may result in a loss of industrial productivity and service delivery disruptions. The impacts of storm events will particularly affect communities located in informal settlements, on flood plains and where there is poor drainage infrastructure. In addition, communities in rural areas that depend on subsistence farming may be unable to grow crops that they have grown in the past due to the changing climate. It is predicted that there will therefore be an increase in rates of rural-urban migration. Rural communities may also become more physically isolated due to extreme events impacting on key infrastructure.

The proposed priority responses in the Human Settlements Sector are:

1. Review district spatial development plan to ensure that new informal settlements are not located in flood lines or low lying areas and that there is integration into the IDP;
2. Conduct a feasibility study into the cost of all water associated services (storm water, water and sewage) infrastructure upgrades;
3. Develop District storm water management master plans;
4. Upgrade storm water and sewage system infrastructure.

2.9 Other Relevant Legislation, Policies and Plans

The following list includes additional relevant legislation, policies and plans:

- The Spatial Planning and Land Use Management Act (Act 16 of 2013).
- The National Housing Code (2009).
- Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (Act 19 of 1998).

- Extension of Security of Tenure Act (Act 62 of 1997).
- Communal Land Rights Act (CLARA - Act 11 of 2004).
- The Municipal Systems Act, Act 32 of 2000
- Municipal Structures Act, Act 117 of 1998;
- Intergovernmental Relations Act of 2006.
- Public Finance Management Act (1 of 1999); and
- Municipal Finance Management Act (56 of 2003)
- Comprehensive Plan for Sustainable Human Settlements: Breaking New Ground (2005).
- Outcome 8: Medium Term Draft Strategic Framework 2019 - 2024.
- Northern Cape Provincial Spatial Development Framework 2019
- Northern Cape Human Settlement Strategy 2015 (HDA)
- Guidelines for Human Settlement Planning and Design; and
- NHBRC Technical Standards contained in Government Gazette R1406
- National Environmental Management Act,107 of 1998.
- Climate Change Adaptation: Perspectives on Urban, Rural and Coastal Human Settlements in South Africa
- FBDM Climate Change Adaptation Plan 2016
- Northern Cape Provincial Spatial Planning Land Use Management Bill (SPLUMB)
- The National Housing Code
- New urban Agenda
- Housing Development Agency Act, 23 of 2008
- Rental Housing Amendment Act,43 of 2007

3. CONTEXTUAL OVERVIEW

3.1 National Context

The right to housing was enshrined in the 1994 Constitution of the country as a ‘basic human right’ and raised expectations of millions of South Africans that the new government would construct and provide millions of houses for those that cannot afford them. Housing policies were built around the presumed need for a mass housing delivery programme which narrowly defined ‘need’ through household income: households earning less than R3500 per month were classified as unable to meet their housing needs independently and were therefore identified as being in need of state support (Rust, 2006 and Massey & Gunter, 2020).

While the government has built over two million houses in the past twenty years the delivery of housing and shelter has not kept up with the demand, with policies shifting with national government strategies, from socialist inclined Reconstruction and Growth policy to more neoliberal driven Growth, Employment and Redistribution policies, until the current Breaking New Ground policy.

Despite housing delivery, from 1995 to 2021 the backlog continued to increase:

Table 1: National Housing Backlog

YEAR	HOUSING BACKLOG
1996	1.5 million
2001	1.8 million
2011	2.1 million
2019	2.6 million
2021	2.6 million

The performance of the housing sector since 1994 can be summarised in the following traits:

- RDP Housing: As a result of the credit-linked subsidy option not working, all RDP housing subsidy delivery was targeted at the bottom end of the scale. Housing of slightly better value which might have been affordable to households earning between R1500 and R2500, or to those between R2500 and R3500, was never developed (Rust, 2006).
- Limited rental housing: The introduction of the institutional housing subsidy targeted at the delivery of rental housing, but formal providers of affordable rental housing in many cases did not make use of the subsidies. Given the affordability constraints in the ownership market, this is clearly insufficient to meet the demand in the market.

- Emergence of informal options: For households earning just outside the subsidy eligibility threshold of R3500 per month, there was very little, if any delivery of housing affordable to their budgets.
- Undersupply of housing to meet demand: As the availability of housing finance became less of an issue, other factors undermined the supply of housing for which such finance could be used, for example, property price appreciation and building material price escalation.

Rapid Land Release Programme[1]

In 2020 the Minister of Human Settlements, Water and Sanitation, allocated an additional R588 million to four provinces namely, Gauteng, Northern Cape, Mpumalanga and Western Cape in an effort to speed-up the upgrading of informal settlements and servicing of stands to accelerate the rapid land release programme.

The Minister made a special allocation to the Northern Cape to bolster the Province's vision to clear all informal settlements within the province in the shortest time possible.

On 18 May 2021 the Department of Human Settlements announced during its budget vote that it was pursuing a policy shift towards the release of land. Although official policy or programme documents are not available, gleaning information from media statements concerning the national approach, and some provincial and municipal intentions, rapid land release appears to be envisioned as a DIY housing process - a "site and service" delivery mechanism where parcels of serviced land are allocated to beneficiaries who then build their own housing structures.

While government rhetoric appears to confirm commitment to the rapid release of land, close monitoring of achievements against targets is necessary. The Department of Human Settlements aims to release 300,000 serviced sites by 2024. The bulk would be the responsibility of District government, financed by the provincial equitable share.

The Human Settlements Development Grant is set to be used to complete more than 39,000 serviced sites in 2021/2022; with 49,300 serviced sites to be completed in both 2022/2023 and 2023/2024.

These changes in the national approach to housing provision will impact how housing provision is undertaken on the District and District Municipal level in the area and need to be taken into consideration during the crafting of future HSPs.

3.2 Northern Cape Provincial Context

The Northern Cape housing backlog is estimated at around 60 000 households (NC PSDF 2019) and is expected to increase in the short to medium term. The development of

[1] https://www.dailymaverick.co.za/article/2021-11-11-rapid-land-release-for-housing-sounds-great-in-theory-but-well-structured-delivery-is-key-to-its-success/ & https://www.gov.za/speeches/sisulu-allocates-over-half-billion-rands-four-provinces-fast-track-informal-settlements

Sustainable Human Settlements is addressed under ‘Driver 3: Environmental Sustainability and Resilience’ of the NC PSDF (2019), which is made up of two components: (1) Improve environmental sustainability, and (2) Sustainable human settlement development. According to the PSDF, the following has to be undertaken in order to promote sustainable human settlement development:

- Intergovernmental contracting to plan, fund, implement and maintain human settlements;
- Facilitate the existence of racially and culturally integrated human settlements;
- Asbestos in the Northern Cape have numerous health consequences on humans and has been documented numerous times. New human settlements need to consider this environment factor and extreme cases of asbestos needs to be rehabilitated;
- Plans need to be in place for informal settlements to address environmental concerns such as fires;
- Strengthen relationships between government, the NSI and industry to foster innovation and technological development to address the sectors’ needs and to stimulate investment, jobs & SMMEs;
- Empower human settlement and housing leaders, decision makers and practitioners to embrace innovation and to foster a culture of innovation in their institutions;
- A holistic approach should be taken to ensure sustainable and smart cities and homes;
- Address inequalities in the land market that makes it difficult for the poor to access the benefits of life in towns and cities;
- Adopt stronger measures to reconfigure towns and cities towards more efficient and equitable urban forms;
- Develop housing and land policies that accommodate diverse household types and circumstances.
- Ensure that municipalities put economic development and jobs at the heart of what they do and how they function;
- Municipalities to support pro poor approaches to housing;
- Introduce measures to address high land and property costs, which push the poor majority into the periphery and deepen racial inequalities;
- Accelerate the transfer of title deeds to the rightful owners as part of the rapid land release programme that makes parcels of land available for those who want to build houses themselves;
- Utilised township economy based on the opportunities provide;
- Ensure tenure security through adequate recognition and protection of the rights of long term occupiers, women and labour tenants in communal land tenure.

3.3 Frances Baard District Municipal Context

3.3.1 Overview

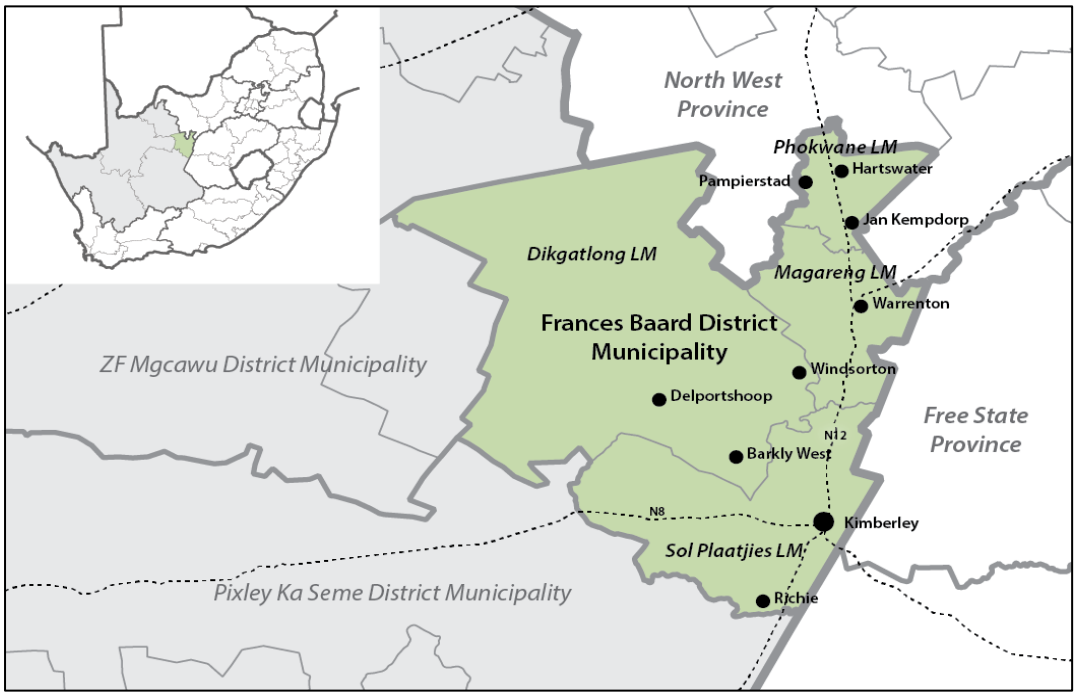


Figure 2: Frances Baard District Map

Frances Baard is one of the five district municipalities in the Northern Cape Province. Located in the far western portion of the province, it shares its northern border with the North West Province and its eastern border with the Free State Province. Although it is geographically the smallest district municipality in the province at only 3,4% (12 836km^2) of the total area, it is home to the largest proportion of the province's population and also home to Kimberley, the provincial capital. The District is made up of the following local municipalities:

Table 2: Frances Baard District Population

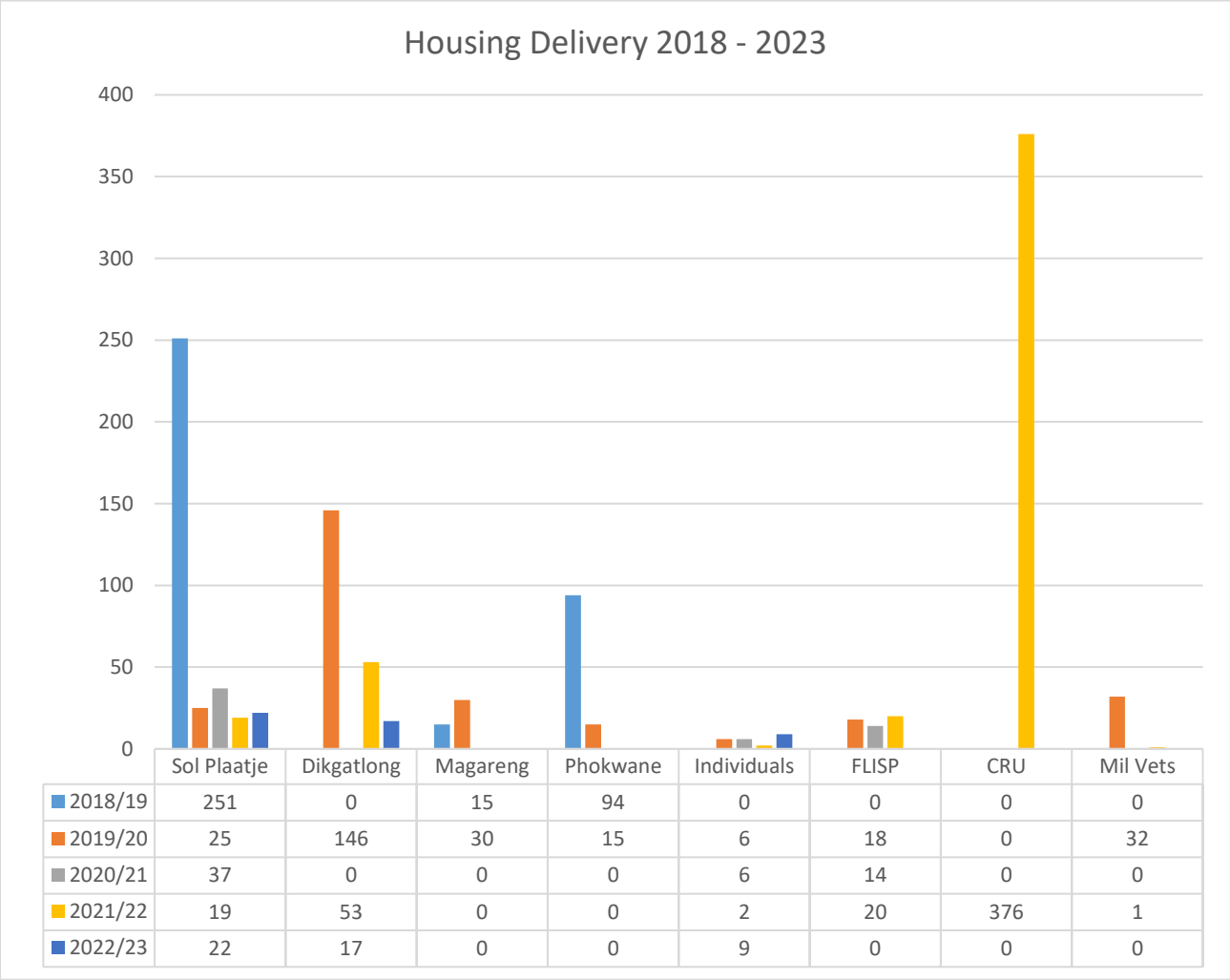
Municipality	2016	2016 Share (%)
Sol Plaatjie LM	255041	65,8%
Dikgatlong LM	48473	12,5%
Magareng LM	24059	6,2%
Phokwane LM	60168	15,5%
Frances Baard DM	387741	100%
Northern Cape Province	1193780	NA

Source: StatsSA 2016: Community Survey 2016

3.3.1.1 Human Settlements Delivery

The table below indicates the number of houses that was delivered over the 5-year period 2018 – 2023. As can be clearly seen there was a decrease in the number of houses delivered over the period with Magareng receiving the least (45 houses) and Sol Plaatje the most (354 houses).

Sol Plaatje benefitted further from the completion of 376 community residential units (CRU) at the Lerato Park project, 33 military veteran homes, 52 finance-linked individual subsidies and 23 individual subsidies. Thus the total delivery in Sol Plaatje was 838 housing units.



	Sol Plaatje	Dikgatlong	Magareng	Phokwane	Individuals	FLISP	CRU	Mil Vets
2018/19	251	0	15	94	0	0	0	0
2019/20	25	146	30	15	6	18	0	32
2020/21	37	0	0	0	6	14	0	0
2021/22	19	53	0	0	2	20	376	1
2022/23	22	17	0	0	9	0	0	0

Figure 3: Housing Delivery Trend 2018 – 2023

Source: COGSTA Delivery Statistics

3.3.1.2 Economic potential

Gross Value Added by Region (GVA-R)

The Frances Baard's economy is made up of various industries. The GVA-R variable provides a sector breakdown, where each sector is measured in terms of its value added produced in the District economy.

Definition: Gross Value Added (GVA) is a measure of output (total production) of a region in terms of the value that was created within that region. GVA can be broken down into various production sectors.

The summary table below puts the Gross Value Added (GVA) of all the regions in perspective to that of the Frances Baard District Municipality.

Table 3: Gross Value Added by Economic Sector

Sector	2011	2016	2021	Average Annual growth
Agriculture	0.66	0.80	1.10	**5.23**%
Mining	1.21	1.13	1.53	**2.37**%
Manufacturing	1.36	1.39	1.40	**0.24**%
Electricity	1.34	1.27	1.30	**-0.29**%
Construction	0.75	0.82	0.64	**-1.65**%
Trade	3.77	3.93	3.75	**-0.07**%
Transport	3.44	3.77	3.53	**0.24**%
Finance	5.08	5.68	6.61	**2.68**%
Community services	8.04	8.71	9.79	**2.00**%
Total Industries	**25.66**	**27.50**	**29.64**	**1.46%**

Source: IHS Markit Regional eXplorer version 2236

The tertiary sector contributes the most to the Gross Value Added within Frances Baard at 81.9%. This is significantly higher than the national economy (70.0%). The secondary sector contributed a total of 11.0% (ranking second), while the primary sector contributed the least at 7.1%.

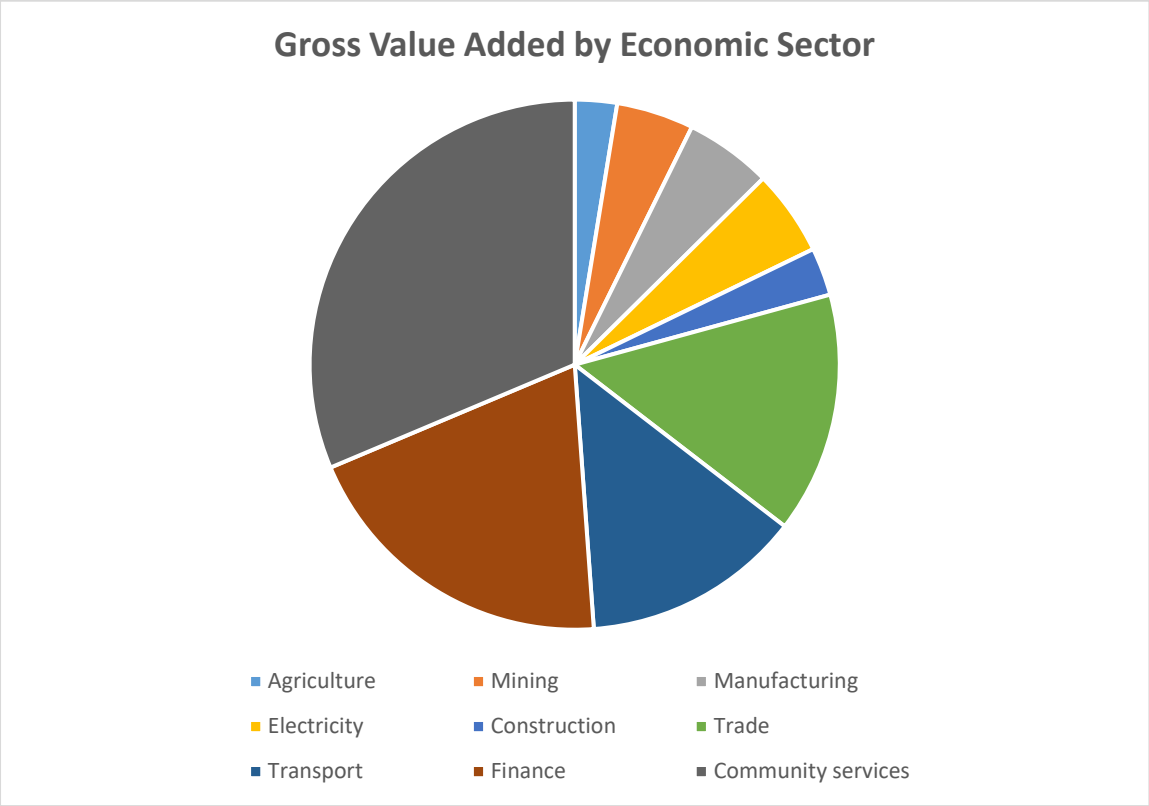


Figure 4: Gross value added by Economic Sector

Source: IHS Markit Regional eXplorer version 2236

3.3.2 IDP Vision and Mission

The vision statement of Frances Baard as outlined in the IDP (2017/2018 – 2021/2022) is:

> **"To be a municipality with a clear development focus to improve the quality of life of all communities in the district"**

The mission statement of the District is:

> **"To promote the quality of services and thereby improving the standard of living of all its communities by:**

- Promoting social and economic development;
- Promoting the provision of sustainable, affordable and optimal quality of service;

- Utilizing all available resources economically, efficiently and effectively;
- Effective community participation of all stakeholders”

3.3.3 SDF Spatial Vision (2022)

The district Spatial Vision as outlined in the SDF is:

“To be a municipality that strives for socio-economic freedom through holistic spatial redress, sustainable development and environmental consideration for all communities in the district.”

According to the SDF the following ‘Smart Growth Objectives’ should be considered during the provision of housing:

- Provide for a mix of different kinds of land uses, e.g. residential, retail, business, and recreational opportunities in the identified areas and in a financially viable manner without disadvantaging the existing land values of surrounding properties;
- Create well-designed compact neighbourhoods where the different activities are in close proximity to each other;
- Provide a variety of safe transportation choices, including private, public and non-motorised transport;
- Create a variety of housing opportunities, i.e. in terms of function, form and affordability;
- Encourage growth in existing communities. This can be done through infrastructure upgrade, urban renewal, new amenities and densification;
- Conserve open spaces, natural beauty and environmentally sensitive areas;
- Protect and enhance agricultural land and secure this land base for food security, employment, etc.;
- Utilize smarter and cheaper infrastructure and green buildings and promote renewable and sustainable technologies;
- Foster a unique neighbourhood identity building on the unique and diverse characteristics of each community;
- Nurture and engage citizens through residential, work and play areas; and Engaged citizens participate in community life and decision-making.

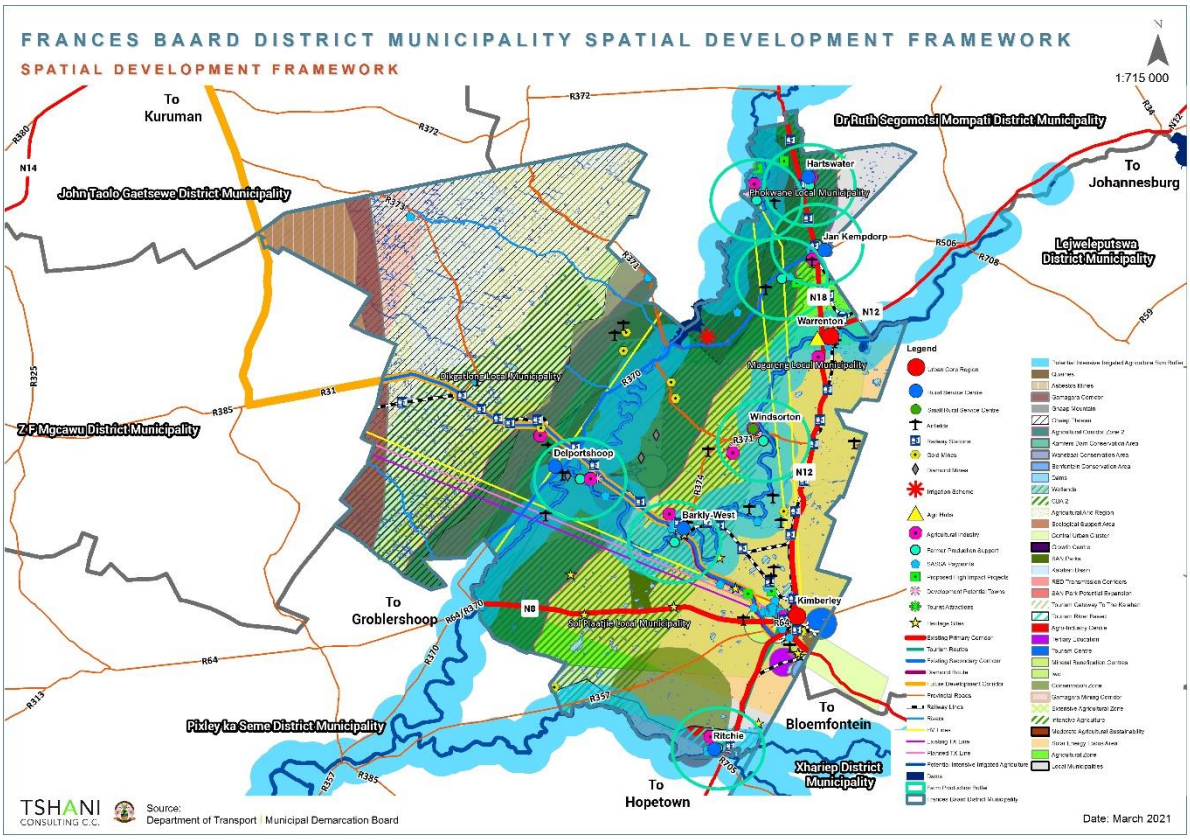


Figure 5: Frances Baard SDF

Source: Frances Baard District Municipality SDF 2021

4. SITUATIONAL ANALYSIS

4.1 Introduction

The aim of the situational analysis is to provide an overview of the population and housing trends in Frances Baard in order to inform and guide the development of the HSSP.

4.2 Statistical Sources

The situational analysis makes use of the South African Census 2011, the Community Survey performed in 2016[2], both adjusted for the 2016 Municipal Boundaries, as well as the IHS Markit Regional eXplorer version 2236.

The 2011 Census is a comprehensive survey of all South Africans with the following key features: (1) Individual enumeration; (2) Universality within the agreed territorial boundaries; (3) simultaneity: conducted at the same time for all persons; and (4) defined period. The 2011 Census Product provides detailed information on a variety of levels, from 'Small Area' layer to Provincial and National level to support planning and decision-making.

The 2016 Community Survey was a large-scale survey that happened in between Census 2011 and 2021. The main objective is to provide population and household statistics at municipal level to government and the private sector and to support planning and decision-making. Unlike the 2011 Census not all individuals are surveyed, rather approximately 1.3 million households were sampled across the country and the data was then extrapolated to the whole country.

A key difference in terms of the 2016 Community Survey and the 2011 Census Products are the type of data available, not all the same categories are covered thus it is not possible to compare in all categories and the household data (dwelling types, household access to services, etc.) is not provided on household level, only individual level – thus it is not possible to compare the 2011 household data (which is provided per household) with the 2016 household data as you will be comparing households with individuals. There were however publications named 'Province at a Glance (2016)' for each province which provides a certain limited amount of 2016 Community Survey data on household level, the information in this document is used where possible to make comparisons between 2011 and 2016 possible.

To support the development of the HSSP, there has also been a reliance on data acquired from the private data aggregation company: IHS Markit Regional eXplorer version 2236.

It must however be noted that the Census data is out of date and there exists a real need to update the statistics used in this document once the new Census data become available in 2023.

[2] *Data accessed via the StatsSA SuperWEB2 online database*

4.3 Population

Table 4: Total Population

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028
Sol Plaatje	235000	261000	286000	263801	265290	270596	276008	281528	287158	292902
Dikgatlong	41300	44800	48400	50535	50887	51905	52943	54002	55082	56183
Magareng	22600	24600	26800	23887	23858	24335	24822	25318	25825	26341
Phokwane	58800	61800	66000	56994	56482	57612	58764	59939	61138	62361
Frances Baard	**357700**	**392200**	427200	394679	395847	403764	411839	420076	428478	437047

Source: IHS Markit Regional eXplorer version 2236

From the table above, it is observable that all municipalities experienced population growth between 2011 and 2021. Sol Plaatje had the highest overall population increase, with 51,000 more people in 2021 than in 2011. In contrast, Magareng had the smallest overall population increase, with just 4,200 more people in 2021 than in 2011. Sol Plaatje also experienced the highest average annual growth rate of 2.00%, followed by Magareng at 1.72%, Dikgatlong at 1.61%, and Phokwane at 1.17%. This indicates that Sol Plaatje's population grew at the fastest pace, while Phokwane's population grew at the slowest pace.

The data has several implications for human settlements development in Frances Baard. As populations grow, the demand for housing will increase. Sol Plaatje, is facing greater pressure to develop new housing options and expand existing settlements to accommodate the growing population. This includes a mix of high-density and low-density residential developments to cater to different socio-economic groups and preferences. The average population growth rate of 1.8% every year raises the need to avail additional infrastructure in the transportation networks, water and sanitation systems, energy supply, telecommunication services, healthcare, education, and public safety.

As human settlements expand, there will be a need to ensure sustainable development practices are implemented. This includes promoting the efficient use of resources, minimizing environmental impacts, and incorporating climate resilience measures in urban planning and design. Regions with higher growth rates, such as Sol Plaatje, may need to prioritize sustainable development policies to balance the needs of the population and the environment. The development of human settlements will need to be accompanied by the creation of economic opportunities. Municipalities will need to foster an environment that supports job creation, entrepreneurship, and investment. As populations grow and human settlements expand, it is crucial to consider social cohesion and inclusivity in development plans. This includes designing public spaces that encourage social interaction, providing affordable housing options, and ensuring access to essential services for all residents, regardless of income or background.

The increasing populations will necessitate a proactive approach to housing, infrastructure, and social services, while also considering sustainable development, economic opportunities, and social cohesion

4.4 Population Density

Definition: Population density measures the concentration of people in a region. To calculate this, the population of a region is divided by the area size of that region. The output is presented as the number of people per square kilometre.[3]

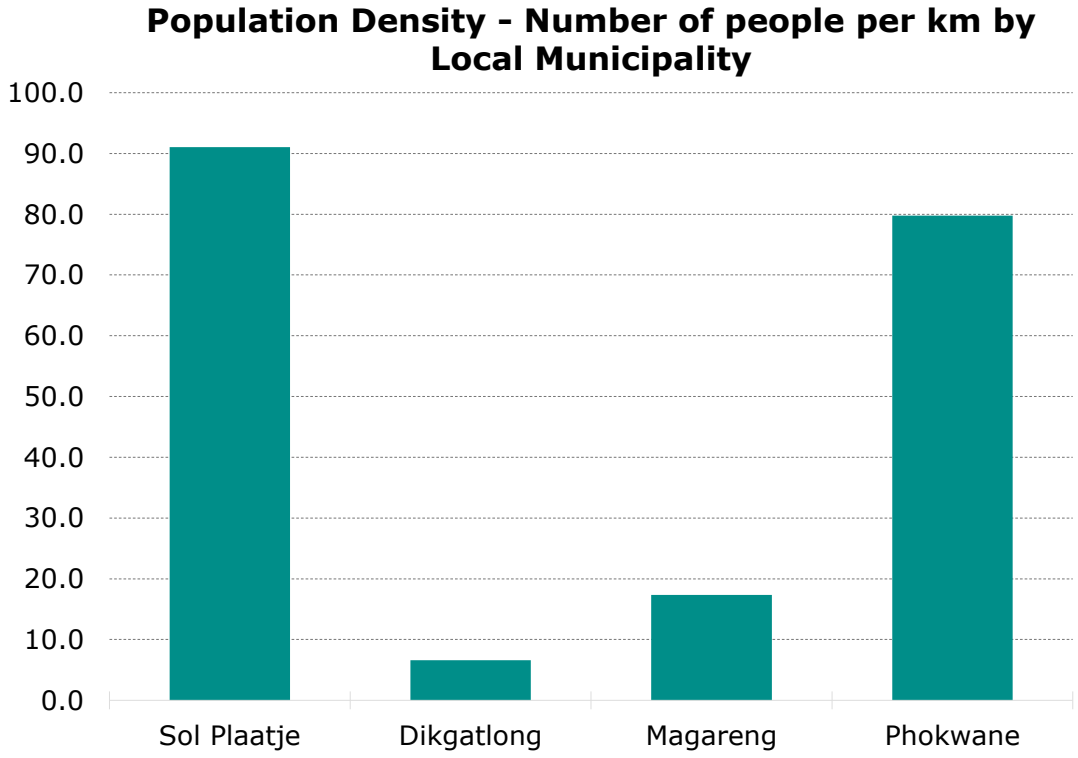


Figure 6: Population Density per Municipality

In terms of the population density for each of the municipalities within Frances Baard, Sol Plaatje had the highest density, with 91 people per square kilometre. This is followed by Phokwane (80 people), Magareng (17 people) and the lowest is Dikgatlong (7 people). The data in Figure 6 has several implications for human settlements development;

[3]

1. Housing Demand: As populations grow, the demand for housing will increase. Regions with higher population growth rates, such as Sol Plaatje, will likely face greater pressure to develop new housing options and expand existing settlements to accommodate the growing population. This may include a mix of high-density and low-density residential developments to cater to different socio-economic groups and preferences.

2. Infrastructure Development: With increasing populations, the need for infrastructure improvements and expansions will become more pressing. This includes transportation networks, water and sanitation systems, energy supply, and telecommunication services. Authorities will need to prioritise infrastructure projects to support the growing populations and ensure that services are accessible and reliable.

3. Social Services: The growing populations in these regions will put pressure on social services such as healthcare, education, and public safety. Governments will need to plan for expanding schools, hospitals, and other essential facilities to meet the needs of the population. This may involve building new facilities, expanding existing ones, or improving service delivery models to increase efficiency and accessibility.

4. Sustainable Development: As human settlements expand, there will be a need to ensure sustainable development practices are implemented. This includes promoting the efficient use of resources, minimizing environmental impacts, and incorporating climate resilience measures in urban planning and design. Regions with higher growth rates, such as Sol Plaatje, will need to prioritize sustainable development policies to balance the needs of the population and the environment.

5. Economic Opportunities: The development of human settlements will need to be accompanied by the creation of economic opportunities. Regions will need to foster an environment that supports job creation, entrepreneurship, and investment. Diversification of the local economy can contribute to more equitable growth and prevent over-dependence on a single industry or sector.

6. Social Cohesion and Inclusivity: As populations grow and human settlements expand, it is crucial to consider social cohesion and inclusivity in development plans. This includes designing public spaces that encourage social interaction, providing affordable housing options, and ensuring access to essential services for all residents, regardless of income or background.

In conclusion, the data in Figure 6 highlights the importance of comprehensive and well-planned human settlements development strategies in the district. The increasing populations will necessitate a proactive approach to housing, infrastructure, and social services, while also considering sustainable development, economic opportunities, and social cohesion.

4.5 Age Profile

Table 5: Age and Gender Profile

Municipality	0-14		15-19		20-34		35-39		40-64		65 and older	
	2011	2016	2011	2016	2011	2016	2011	2016	2011	2016	2011	2016
Sol Plaatje	70198	69098 -1,6%	23095	22129 -4,2%	67136	62636 -6,7%	17119	19560 +14,3%	56937	61149 +7,4%	13555	20468 +51%
Dikgatlong	14825	14768 -0,4%	4299	4371 +1,7%	11940	11039 -7,6%	3025	3290 +8,8%	10290	11212 +9%	2461	3793 +54,1%
Magareng	7602	7104 -6,6%	2307	2330 +1%	5942	5304 -10,7%	1438	1483 +3,2%	5370	5567 +3,7%	1544	2272 +47,1%
Phokwane	**20378**	**18853 -7,5%**	**6134**	**4835 -21,2%**	**15252**	**13695 -10,2%**	**3940**	**4204 +6,7%**	**13695**	**13387 -2,3%**	**3601**	**5193 +44,2%**
Frances Baard	113003	109823 -2,8%	35836	33666 -6,1%	100270	92674 -7,6%	25522	28538 +11,8%	86293	91314 +5,8%	21162	31727 +49,9%
Northern Cape	345373	331548 -4,0%	107676	117027 +8,7%	291001	318177 +9,3%	75222	83020 +10,4%	261819	265250 +1,3%	64770	78759 +21,6%

Source: StatsSA Census 2011 and Community Survey 2016

Table 5 above provides the population distribution by age and gender in Frances Baard. The age profile reveals a relatively young population in the district, with a higher concentration of individuals in the age groups below 30 years. This suggests a need for investment in education, youth development programs, and skill-building initiatives to prepare the younger population for future employment opportunities and to foster their social and economic integration. With a significant proportion of the population in the working-age categories (15-64 years), Frances Baard should focus on creating employment and economic opportunities to accommodate the potential workforce. This could include initiatives to attract investments, support small and medium-sized enterprises (SMEs), and diversify the local economy. As the population ages, the demand for healthcare services will increase. The region should plan for healthcare infrastructure expansion and ensure adequate healthcare professionals are available to address the needs of both the young and the aging population.

The data highlights the presence of older age groups (65+ years), which may require additional social services and support, such as pensions, elder care facilities, and targeted healthcare initiatives. The age profile suggests a continued need for housing and infrastructure development to accommodate the growing population, particularly for young families and older individuals requiring specific types of housing or facilities.

4.6 Gender Profile

Within the District there is generally a relatively equal number of males and females, as indicated by the table below.

Table 6: Gender Profile 2016

Municipality	Male		Female		Total
	Number	%	Number	%	
Sol Plaatje	127 765	50%	127 587	50%	**255 352**
Dikgatlong	24 621	51%	23 544	49%	**48 165**
Magareng	12 270	51%	11 789	49%	**24 059**
Phokwane	**29 729**	**49%**	**30 440**	**51%**	**60 169**
Frances Baard District	194 385	50%	193 360	50%	**387 745**

Source: Frances Baard HSP Review 2022/23; Calculations based on Stats SA: Community Survey 2016

In terms of age and gender disaggregation of the districts population as indicated the table below, the number of females for each age group is greater than those of males in the District, except for the 35 – 64-year age group where the number of males is greater than the females across the District, in all the local municipalities.

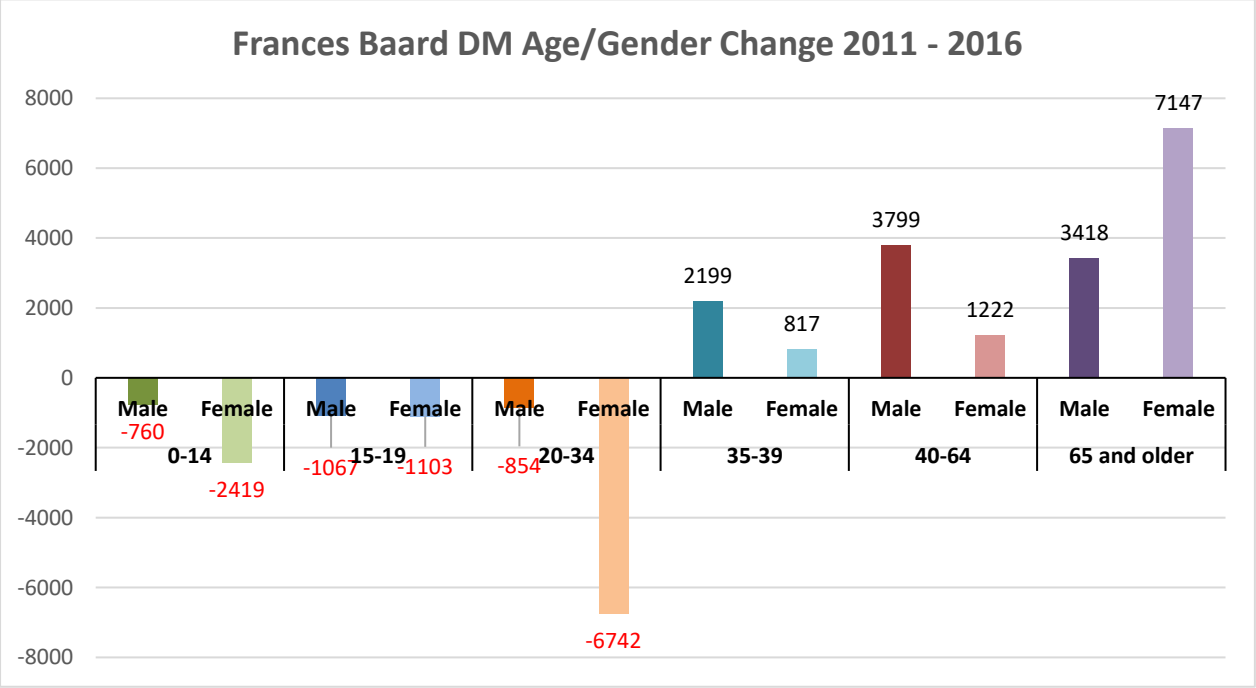
Table 7: Age and Gender Disaggregation of the District Population 2016

Municipality	Male				Female				Total
	0–14 (Children	15–34 (Youth)	35–64 (Adults)	65+ (Elderly)	0–14 (Children	15–34 (Youth)	35–64 (Adults)	65+ (Elderly)	
Sol Plaatje	31816	40796	41452	13701	37329	44156	31365	14737	**255351**
Dikgatlong	6913	7509	7304	2895	7810	7715	5646	2373	**48164**
Magareng	3325	3698	3746	1501	3779	3936	2459	1615	**24059**
Phokwane	**8235**	**9093**	**9178**	**3223**	**10618**	**9438**	**6563**	**3821**	**60168**
District Total	50 288	61 095	61 681	21 320	59 535	65 244	46 032	22 545	387 741

Source: Frances Baard HSP Review 2022/23; Calculations based on Stats SA: Community Survey 2016

An interesting trend however is the decline in the female population, with there being a 13,34% decline in the female population aged '20 – 34' between 2011 and 2016. In the '35-39' and '40-64' age categories the increase in females are consistently lower than their male counterparts.

Figure 7: Frances Baard DM Gender/Age Population Change 2011-2016



Source: Frances Baard HSP Review 2022/23; Calculations based on Stats SA: Census 2011 and Community Survey 2016

4.7 Education

Education is important to the economic growth in a country and the development of its industries, providing a trained workforce and skilled professionals required. The education measure represents the highest level of education of an individual, using the 15 years and older age category. (According to the United Nations definition of education, one is an adult when 15 years or older. IHS uses this cut-off point to allow for cross-country comparisons. Furthermore, the age of 15 is also the legal age at which children may leave school in South Africa).

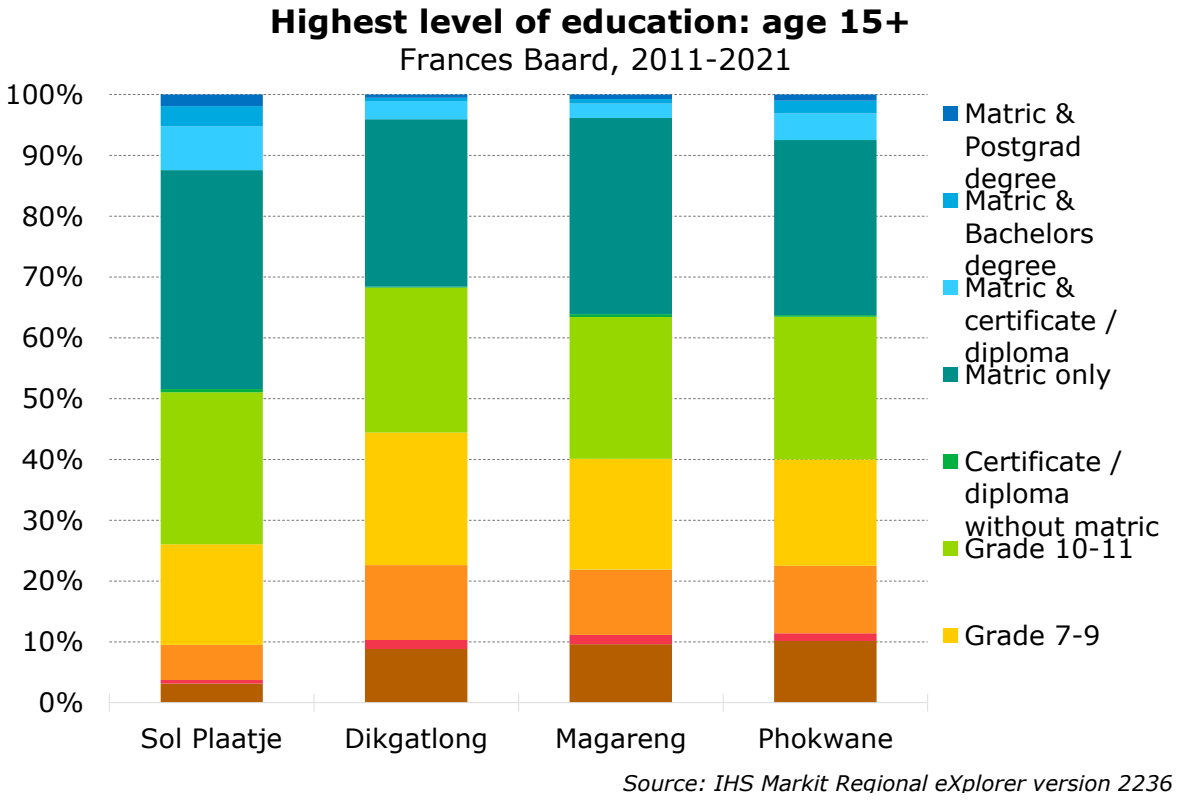


Figure 8: Level of Education

The educational attainments of the residents of Frances Baard are disconcertingly low. The low educational attainment has several implications, including:

Limited economic opportunities: A lack of education can limit residents' employment opportunities, especially in fields that require higher education. This can lead to a high unemployment rate and low earning potential.

Reduced economic growth: Lower educational attainment in a community can also reduce economic growth in the municipality, as businesses may be less likely to invest in the area due to the lower skilled labour force.

Increased poverty: Lower education levels may lead to a higher poverty rate, as residents may struggle to find well-paying jobs or start their own businesses.

Reduced quality of life: Limited education can also impact the overall quality of life in the municipality, as residents may have limited access to information and opportunities to learn new skills.

Limited civic engagement: Education can also play an important role in civic engagement, and a lack of education can limit residents' ability to participate in political and social processes, including voting and community activism.

Overall, addressing the low educational attainment of Frances Baard's residents should be a priority for the municipality, as it can have a significant impact on the economic, social, and political well-being of the community. This may involve investing in education and training programs, promoting access to educational resources, and encouraging lifelong learning.

4.8 Disability Prevalence

As a special needs category disability prevalence is an important variable for assessment and consideration in human settlements planning.

Table 8: Disability Prevalence

Municipality	Use of		With a lot of difficulty or cannot do					
	Wheelchair	Walking stick/ frame	Walking/ climbing stairs	Self-care	Hearing	Seeing	Concentrating/ Remembering	Communicating
Dikgatlong	1.9%	2.9%	1.7%	4.9%	1.0%	2.5%	2.2%	1.0%
Magareng	2.2%	3.4%	2.2%	5.0%	1.3%	3.7%	3.4%	1.2%
Phokwane	1.6%	2.6%	1.9%	6.3%	1.2%	2.9%	3.2%	2.1%
Sol Plaatje	1.9%	2.7%	1.3%	2.8%	0.6%	1.6%	1.5%	0.7%
Frances Baard	**1.9%**	**2.7%**	**1.5%**	**3.8%**	**0.8%**	**2.1%**	**2.0%**	**1.0%**

Source: Frances Baard HSP Review 2020/21; Calculations based on Stats SA: Census 2011

The table above provides data on the percentage of individuals in Frances Baard's municipalities who face difficulties or are unable to perform various tasks due to disabilities. These tasks are: using a wheelchair, using a walking stick or frame, walking or climbing stairs, self-care, hearing, seeing, concentrating or remembering, and communicating. The data is sourced from the Frances Baard HSP Review 2020/21 and based on the Census of 2011.

Accordingly, it is observable that Dikgatlong has the highest percentage of people with difficulty in self-care (4.9%) and the lowest percentage of people with difficulty hearing (1.0%). Magareng has the highest percentage of people with difficulty seeing (3.7%) and the second-highest percentage of people with difficulty in self-care (5.0%). Phokwane has the highest percentage of people with difficulty in self-care (6.3%) and the highest percentage of people with difficulty concentrating or remembering (3.2%). Sol Plaatje has the lowest percentage of people with difficulty in every category except self-care, where it has the second-lowest percentage (2.8%). Frances Baard, the district as a whole, has a higher percentage of people with difficulty in self-care (3.8%) compared to other categories.

The foregoing has the following implications for human settlement developments:

1. Municipalities should ensure that public spaces, buildings, and transportation are accessible to people with disabilities, especially those who use wheelchairs or walking aids.
2. Developments should consider the needs of people with visual or hearing impairments, such as incorporating tactile paving for the visually impaired or installing hearing loop systems in public spaces.
3. Municipalities should invest in providing support services to people with disabilities, including those with difficulty in self-care, concentrating, or remembering. This could include rehabilitation centres, day-care facilities, or special education programs.
4. Raising awareness about the needs and rights of people with disabilities can help create a more inclusive society. Municipalities should promote public awareness campaigns and ensure that disability rights are integrated into local policies and plans.
5. Partnering with local and national organizations that focus on disability rights and support to help municipalities better address the needs of their disabled populations. This could include sharing resources, expertise, or funding. The data in the table highlights the need for Frances Baard's municipalities to prioritize the development of inclusive and accessible human settlements for individuals with disabilities.

4.9 Parental Survival

The survival status of parents for children less than 18 years is important for human settlements planning. The table below shows the orphan context in Frances Baard.

Table 9: Orphanhood Status

Municipality	Maternal Orphans	Paternal Orphans	Double Orphans
Sol Plaatje	3 133	4 337	1 371
Dikgatlong	621	1 042	228
Magareng	315	563	224
Phokwane	673	1 229	438
Frances Baard	4 741	7 171	2 261

Source: FBDM Human Settlements Sector Plan 2017/18, based on Stats SA: Community Survey 2016

The table above provides data on orphan hood status in Frances Baard's municipalities, categorized into maternal orphans (children who have lost their mother), paternal orphans (children who have lost their father), and double orphans (children who have lost both parents). Sol Plaatje has the highest number of orphans in all categories: maternal orphans (3,133), paternal orphans (4,337), and double orphans (1,371). Dikgatlong has the second-highest number of orphans in all categories: maternal orphans (621), paternal orphans (1,042), and double orphans (228). Magareng has the lowest number of orphans in both maternal orphans (315) and paternal orphans (563) categories, while it has the second-lowest number of double orphans (224). Phokwane has the third-highest number of orphans in all categories: maternal orphans (673), paternal orphans (1,229), and double orphans (438). Frances Baard, the district as a whole, has a total of 4,741 maternal orphans, 7,171 paternal orphans, and 2,261 double orphans.

This reality has implications for human settlements development in Frances Baard which include: Municipalities should prioritize the development of childcare facilities such as orphanages, foster homes, and adoption centres to ensure that orphans receive proper care, support, and protection. Municipalities should invest in educational infrastructure, including schools, and develop programs that support orphans' educational needs, such as scholarships or financial aid. Develop and implement social welfare programs that target the needs of orphans, including financial assistance, counselling, and other support services.

The data in the table highlights the need for Frances Baard's municipalities to prioritize the development of inclusive and supportive human settlements for orphans.

4.10 Ageing Growth Rate

The Covid 19 pandemic had a devastating effect on the elderly population. The impact of the virus was tremendous within the elderly aged population of 60 years and older. Being more vulnerable to having comorbidities, a vast number of deaths within this age group occurring during the COVID-19 pandemic led to a drastic decline in the growth rate (1,47%). The impact of the fast-tracking of the COVID-19 vaccination programme to ensure healthcare workers and people aged 60 years and above were vaccinated saved the lives of those age 60 and older but also those transitioning into the elderly age group, resulting in an increased rate of growth among the elderly population (2,11%) by 2022.

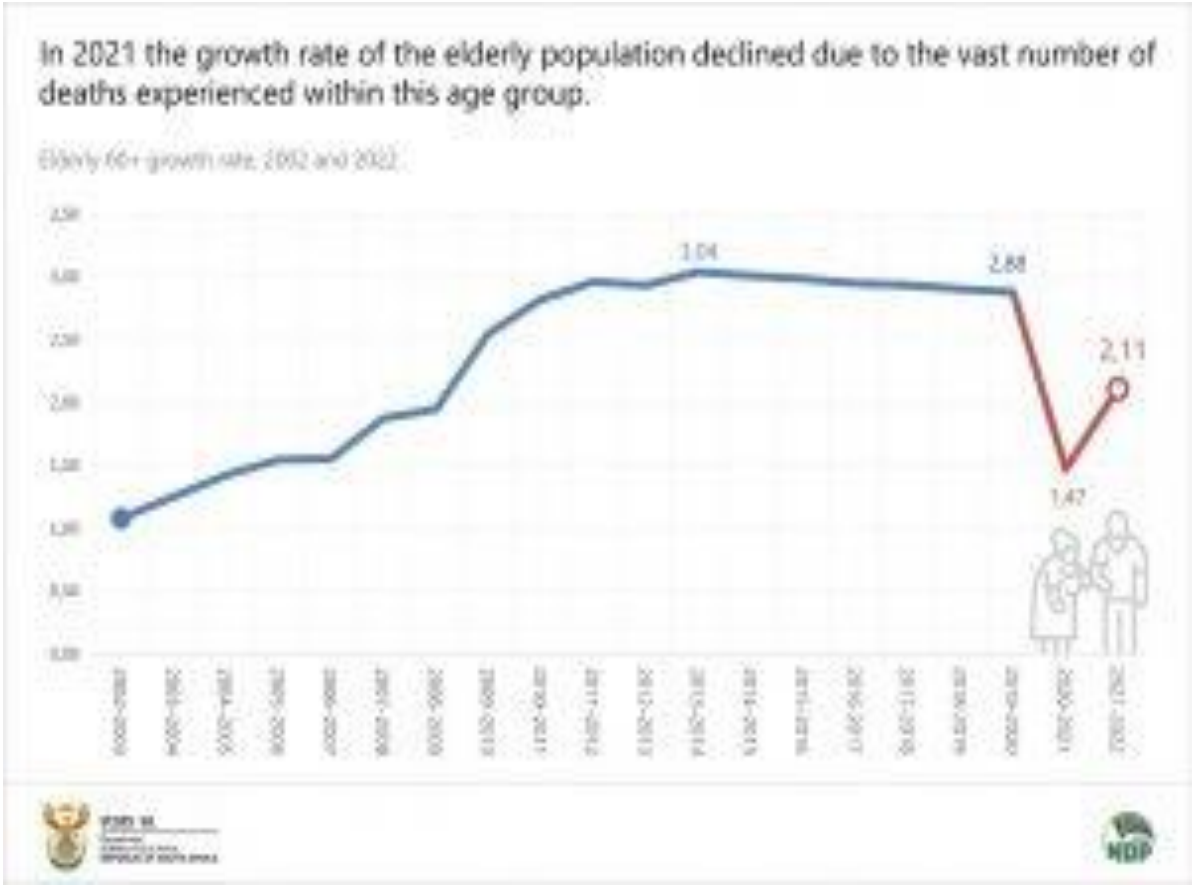


Figure 9: Elderly Growth Rate

Source: StatsSA: Mid-year population estimates:2022

4.11 Unemployment

Definition: The unemployed includes all persons between 15 and 65 who are currently not working, but who are actively looking for work. It therefore excludes people who are not actively seeking work (referred to as discouraged work seekers).

Table 10: Unemployment 2011 – 2021

Year	Frances Baard	Northern Cape	National Total	Frances Baard as % of province	Frances Baard as % of national
2011	41,800	107,000	4,580,000	39.0%	0.91%
2012	44,000	113,000	4,700,000	38.8%	0.93%
2013	45,900	122,000	4,850,000	37.7%	0.94%
2014	49,000	130,000	5,060,000	37.8%	0.97%
2015	51,200	134,000	5,300,000	38.3%	0.97%
2016	50,700	134,000	5,670,000	37.8%	0.89%
2017	49,700	132,000	5,990,000	37.6%	0.83%
2018	47,000	127,000	6,100,000	37.1%	0.77%
2019	44,700	124,000	6,450,000	36.2%	0.69%
2020	39,200	115,000	6,710,000	34.0%	0.58%
2021	35,300	113,000	7,420,000	31.3%	0.48%
Average Annual growth					
2011-2021	**-1.66**%	**0.53**%	**4.94**%		

Source: IHS Markit Regional eXplorer version 2236

This table above presents the number of unemployed people in the Frances Baard District for each year from 2011 to 2021. From 2011 to 2015, there was a consistent increase in the number of unemployed people in the Frances Baard District, reaching a peak of 51,200 in 2015. However, from 2016 to 2021, there was a general downward trend, with the number of unemployed people decreasing to 35,300 in 2021. In 2013 to 2014, there was a significant increase in the number of unemployed people (from 45,900 to 49,000). This could indicate a possible economic downturn or structural change in the local economy during this period. In 2015 to 2016, the number of unemployed people slightly decreased from 51,200 to 50,700,

marking the beginning of the downward trend. The most significant drop in unemployment numbers occurred between 2020 and 2021 (from 39,200 to 35,300), which could be attributed to economic recovery or new job opportunities in the region.

4.12 Households

Household by Dwelling Type

Using the StatsSA definition of a household and a dwelling unit, households can be categorised according to type of dwelling. The categories are:

- Very formal dwellings - structures built according to approved plans, e.g. houses on a separate stand, flats or apartments, townhouses, rooms in backyards that also have running water and flush toilets within the dwelling.
- Formal dwellings - structures built according to approved plans, i.e. house on a separate stand, flat or apartment, townhouse, room in backyard, rooms or flat let elsewhere etc., but without running water or without a flush toilet within the dwelling.
- Informal dwellings - shacks or shanties in informal settlements, serviced stands, or proclaimed townships, as well as shacks in the backyards of other dwelling types.
- Traditional dwellings - structures made of clay, mud, reeds, or other available material.
- Other dwelling units - tents, ships, caravans, etc.

Table 11: Households by Dwelling type

Municipality	Very Formal	Formal	Informal	Traditional	Other dwelling type	Total
Sol Plaatje	49,308	17,437	8,222	2,044	311	77,322
Dikgatlong	3,280	7,670	1,249	557	275	13,031
Magareng	2,269	4,342	604	225	6	7,445
Phokwane	7,113	9,235	1,478	621	112	18,559
Total Frances Baard	**61,970**	**38,684**	**11,554**	**3,447**	**703**	**116,357**

Source: IHS Markit Regional eXplorer version 2236

The table above provides data on different dwelling types in the municipalities, categorised into very formal, formal, informal, traditional, and other dwelling types. Sol Plaatje has the highest number of total dwellings (77,322) and the highest number of dwellings in every category: very formal (49,308), formal (17,437), informal (8,222), traditional (2,044), and other dwelling types (311). Dikgatlong has the second-highest number of total dwellings (13,031)

but has more formal dwellings (7,670) than very formal dwellings (3,280). Magareng has the lowest number of total dwellings (7,445) and the lowest number of dwellings in every category, except for the other dwelling types (6). Phokwane has the third-highest number of total dwellings (18,559) and a higher number of very formal dwellings (7,113) than formal dwellings (9,235).

In general, the district has a total of 116,357 dwellings, with the majority being very formal (61,970), followed by formal (38,684), informal (11,554), traditional (3,447), and other dwelling types (703). In this regard, there is need for the following: The district should continue to promote a mix of housing types to cater to the diverse needs and preferences of residents, ensuring that everyone has access to suitable housing options. Work needs to be done to address the issue of informal settlements by upgrading existing settlements, providing essential services, and developing affordable housing alternatives to prevent the growth of informal settlements. Additional investments in infrastructure development, such as transportation, energy, water, and sanitation, can improve the overall quality of life for residents in the Frances Baard District, regardless of the dwelling type. Ensure that community facilities and services, such as schools, healthcare facilities, and recreational spaces, are easily accessible to residents of all dwelling types.

In summary, the development of human settlements in Frances Baard should consider the different dwelling types and the needs of the residents living in these various types of housing. By focusing on upgrading informal settlements, providing affordable housing options, ensuring access to infrastructure and services, preserving traditional housing, and promoting sustainable urban planning, Frances Baard can create more inclusive, safe, and sustainable communities for all its residents.

Household by Type of Sanitation

Sanitation can be divided into specific types of sanitation to which a household has access. We use the following categories:

- No toilet - No access to any of the toilet systems explained below.
- Bucket system - A top structure with a seat over a bucket. The bucket is periodically removed and the contents disposed of. (Note: this system is widely used but poses health risks to the collectors. Most authorities are actively attempting to discontinue the use of these buckets in their District regions).
- Pit toilet - A top structure over a pit.
- Ventilation improved pit - A pit toilet but with a fly screen and vented by a pipe. Depending on soil conditions, the pit may be lined.
- Flush toilet - Waste is flushed into an enclosed tank or is connected to the public waste system.

Table 12: Households by Type of Sanitation

Municipality	Flush toilet	Ventilation Improved Pit (VIP)	Pit toilet	Bucket system	No toilet	Total
Sol Plaatje	71,941	901	1,507	1,706	1,267	77,322
Dikgatlong	10,890	536	1,070	61	474	13,031
Magareng	6,324	692	321	29	80	7,445
Phokwane	14,182	1,437	2,168	63	708	18,559
Total Frances Baard	**103,337**	**3,566**	**5,066**	**1,859**	**2,529**	**116,357**

Source: IHS Markit Regional eXplorer version 2236

The table above provides data on the types of sanitation facilities in households across the local municipalities of Frances Baard District in 2021. The sanitation facilities are categorized into flush toilet, ventilation improved pit (VIP), pit toilet, bucket system, and no toilet. Sol Plaatje has the highest number of households with flush toilets (71,941), a small number of VIP toilets (901), pit toilets (1,507), bucket systems (1,706), and households with no toilet facilities (1,267). Dikgatlong has 10,890 households with flush toilets, 536 with VIP toilets, 1,070 with pit toilets, 61 with bucket systems, and 474 with no toilet facilities. Magareng has 6,324 households with flush toilets, 692 with VIP toilets, 321 with pit toilets, 29 with bucket systems, and 80 with no toilet facilities. Phokwane has 14,182 households with flush toilets, 1,437 with VIP toilets, 2,168 with pit toilets, 63 with bucket systems, and 708 with no toilet facilities.

In the district, there are a total of 116,357 households. The majority of households have flush toilets (103,337), followed by pit toilets (5,066), VIP toilets (3,566), no toilet facilities (2,529), and bucket systems (1,859). This situation can be addressed through the following; a focus on increasing access to improved sanitation facilities, such as flush and VIP toilets, upgrading existing pit toilets to VIP toilets, phasing out the bucket system and increase investments in water and sanitation infrastructure, such as sewerage systems and wastewater treatment facilities, are essential to ensure that improved sanitation facilities function effectively and sustainably. The data in the table highlights the need for Frances Baard's municipalities to prioritize the development of improved and sustainable sanitation facilities in human settlements.

4.13 Head of households

4.13.1 Child-Headed Households

The Age profile of household heads and changes over time are indicated in the table below:

Table 13: Child-headed Households

Year	2011	2016	2011	2016	2011	2016	2011	2016	2011	2016	2011	2016	2011	2016	2011	2016	2011	2016
Age	**10**		**11**		**12**		**13**		**14**		**15**		**16**		**17**		**18**	
Dikgatlong	3	0	0	0	0	0	0	0	0	0	3	0	6	72	12	132	39	13
Magareng	0	0	0	0	0	0	0	0	3	0	6	0	6	0	6	0	15	28
Phokwane	9	0	3	0	3	0	3	0	9	0	15	10	12	0	21	0	51	79
Sol Plaatje	36	0	15	0	6	0	9	0	9	0	15	15	27	0	36	190	72	518
Frances Baard	48	0	18	0	9	0	12	0	21	0	39	25	51	72	75	322	177	638

Source: FBDM Human Settlements Sector Plan 2017/18, based on Stats SA: Census 2011, Community Survey 2016

The table above provides data on child-headed households in Frances Baard in 2011 and 2016. In 2011, there were 48 household heads aged 10, which decreased to 0 in 2016. The largest decrease in this age group was in Sol Plaatje, which had 36 household heads aged 10 in 2011 but none in 2016. The number of household heads aged 12 and 14 remained constant at 0 in both 2011 and 2016. The number of household heads aged 16 increased from 12 in 2011 to 25 in 2016, with the most significant increase in Sol Plaatje, where the number rose from 9 to 15. The number of household heads aged 18 increased from 21 in 2011 to 72 in 2016, with the most significant increase in Sol Plaatje, where the number rose from 9 to 51.

The presence of young household heads suggests that there may be a need for specific support and services targeting youth-headed households in the District. These households may face unique challenges, such as limited access to education, employment, and social services, and may require tailored interventions to improve their quality of life. In conclusion, the data in the table highlights the need for Frances Baard's to prioritize the unique needs of youth-headed households in human settlement developments.

4.13.2 Female Headed Households

The period 2011 – 2016 witnessed a slight increase in the number of female headed households proportionately to male headed households in the District:

- 2011 results indicated Male to Female as 57 765: 38 163 (60% vs 40%)
- 2016 results indicated Male to Female as 66 320: 47 010 (59% vs 41%)

The data provided shows a comparison between the number of male-headed households and female-headed households 2011 and 2016. In 2011, there were 57,765 male-headed households and 38,163 female-headed households, with a ratio of 60% to 40%. By 2016, the number of male-headed households had increased to 66,320, and the number of female-headed households had risen to 47,010, with a slightly adjusted ratio of 59% to 41%.

The slight increase in the proportion of female-headed households in the district may suggest an improvement in women's empowerment and gender equality, as more women take on leadership roles within their households. The overall increase in the number of both male- and female-headed households between 2011 and 2016 indicates population growth and the need for the Frances Baard District to address the demand for housing and other essential services. The data highlights the need for Frances Baard's municipalities to prioritize the unique needs and challenges faced by female-headed households in human settlement developments. By focusing on gender-sensitive housing policies, empowerment, access to social services, infrastructure development, and community engagement and support, the district can work towards improving the overall quality of life for all residents, including female-headed households.

4.14 Household income

The definition of income is the same as used in the income brackets (Number of Households by Income Category), also including the income tax. For this variable, current prices are used, meaning that inflation has not been taken into account.

Table 14: Annual Total Personal Income

Year	Sol Plaatje	Dikgatlong	Magareng	Phokwane
2011	10.92	1.09	0.59	2.02
2012	11.95	1.19	0.65	2.16
2013	12.77	1.28	0.71	2.28
2014	14.57	1.46	0.82	2.58
2015	15.65	1.59	0.89	2.74
2016	16.65	1.70	0.96	2.86
2017	17.80	1.93	1.05	3.11
2018	18.76	2.10	1.13	3.35
2019	19.64	2.25	1.20	3.54
2020	19.05	2.23	1.18	3.47
2021	21.16	2.47	1.32	3.85
Average Annual growth				
2011-2021	**6.84**%	**8.49**%	**8.27**%	**6.68**%

Source: IHS Markit Regional eXplorer version 2236

The table above presents the annual total personal income for the four municipalities within the District (Sol Plaatje, Dikgatlong, Magareng, and Phokwane) from 2011 to 2021. Additionally, the table shows the average annual growth in total personal income for each municipality during the same period. Sol Plaatje experienced the highest total personal income throughout the period, with the lowest in Magareng. This indicates a disparity in economic development and income levels across the municipalities within the district. All four municipalities show an increase in total personal income from 2011 to 2021, reflecting overall economic growth and improved earning capacity for residents in the region. Dikgatlong experienced the highest average annual growth rate of 8.49%, followed closely by Magareng with 8.27%. This suggests that these municipalities have experienced faster economic growth and development compared to Sol Plaatje and Phokwane.

The increase in total personal 37 income across the municipalities reflects the need for continued efforts to promote economic development and job creation in the region. The disparities in total personal income between the municipalities indicate the need for targeted interventions to address income inequality within the district. As total personal income levels rise, there may be an increased demand for affordable housing options within the district. The growing total personal income levels across the municipalities emphasize the need for investments in infrastructure development, such as transportation, water, sanitation, and healthcare facilities, to support the growing population and their needs. The data on annual total personal income in the District demonstrates the importance of continuing efforts to

promote economic development, address income disparities, and support human settlement development.

4.15 Household services

4.15.1 Water and sanitation challenges

According to the Draft District Development Model One Plan (2022), Frances Baard faces several challenges in terms of water and sanitation. These challenges include: The cost of eradicating backlogs in water and sanitation infrastructure is high and continues to rise annually, municipalities within the district primarily rely on grant funding to provide the necessary infrastructure for water and sanitation services, scarce water supplies, Water losses and non-revenue water, inadequate operation and maintenance of infrastructure and poor Blue and Green Drop performance.

To address these challenges, the District should consider strategies such as improving water and sanitation infrastructure planning, promoting water conservation and demand management, reducing water losses, enhancing operations and maintenance management, and investing in the improvement of water quality standards.

4.15.2 Electricity challenges

The state of electricity infrastructure in Frances Baard has significant implications for human settlements development. There are significant challenges and limitations in the electricity infrastructure that is impacting the quality, reliability, and affordability of the electricity supply especially in the emergent areas of the municipality. The cost and affordability of electricity in a challenge for low-income households and businesses. While the municipality has taken steps to implement policies and programs to reduce the cost of electricity for vulnerable households, such as the indigent policy and the free basic electricity allocation, many residents still struggle to pay their electricity bills. As well there is unreliable electricity supply from Eskom.

4.15.3 Transportation challenges

The district is served by several major highways and roads that connect its nodal centres, facilitating transportation and economic growth in the region. Some of the significant

highways and roads are the N12 National, N8, N18, R31, R385 and a number of local roads. Despite the presence of these major highways and roads, the district faces several challenges related to its transportation infrastructure such as; the poor condition of the road network within the urban areas, the road infrastructure is inadequate as many of the roads are unpaved or poorly maintained, the lack of road safety measures as they are narrow, without proper markings, and without adequate signage.

4.15.4 Landfill challenges

Frances Baard faces several challenges related to landfill management. Some of the most prominent challenges include: inadequate landfill space as the existing sites in Frances Baard are limited in size and capacity, and they are filling up quickly, Poor Waste Collection System leading to poor management of the generated waste, financial and resource constraints, which hinder ability to manage waste effectively and lack of equipment and personnel to manage and maintain landfill sites.

4.15 RDP and subsidised Dwellings

Within the Northern Cape 30.1% of households reside in government subsidised or RDP dwellings, which is higher than the national average of 23,3%. 39,1% of the Frances Baard households live in 39ubsidized or RDP housing and Frances Baard has the largest total numbers of households living in 39ubsidized or RDP housing (Community Survey, 2016).

Table 15: RDP/Government Subsidised Dwellings

Municipality	RDP/Govt Subsidised Dwelling: Number	RDP/Govt Subsidised Dwelling: Percentage	Not RDP/Govt Subsidised Dwelling: Number	Not RDP/Govt Subsidised Dwelling: Percentage
Sol Plaatje	25 944	36,3%	45 556	63,7%
Dikgatlong	7 061	47,8%	7 706	52,2%
Magareng	2 793	40,2%	4 162	59,8%
Phokwane	8 460	43,3%	11 061	56,7%
Frances Baard	44 258	39,1%	68 484	60,7%
Northern Cape	105 541	30,1%	244 759	69,9%

Source: Calculated using the Community Survey 2016: Province at a Glance

The data in the table above provides insights into the distribution of RDP/Government-subsidised dwellings and non-subsidised dwellings in the Frances Baard District and its municipalities as of 2016. In Frances Baard District, 39.1% of the dwellings are RDP/Government-subsidised, which is higher than the Northern Cape average of 30.1%. This indicates a significant dependence on government support for housing in the district, reflecting the socio-economic challenges faced by the local population. The percentage of RDP/Government-subsidised dwellings varies across municipalities within the district. Dikgatlong has the highest percentage at 47.8%, followed by Phokwane (43.3%), Magareng (40.2%), and Sol Plaatje (36.3%). This suggests differing levels of socio-economic conditions and housing needs across the municipalities. The high percentage of RDP/Government-subsidised dwellings indicates a strong demand for affordable housing options in the district.

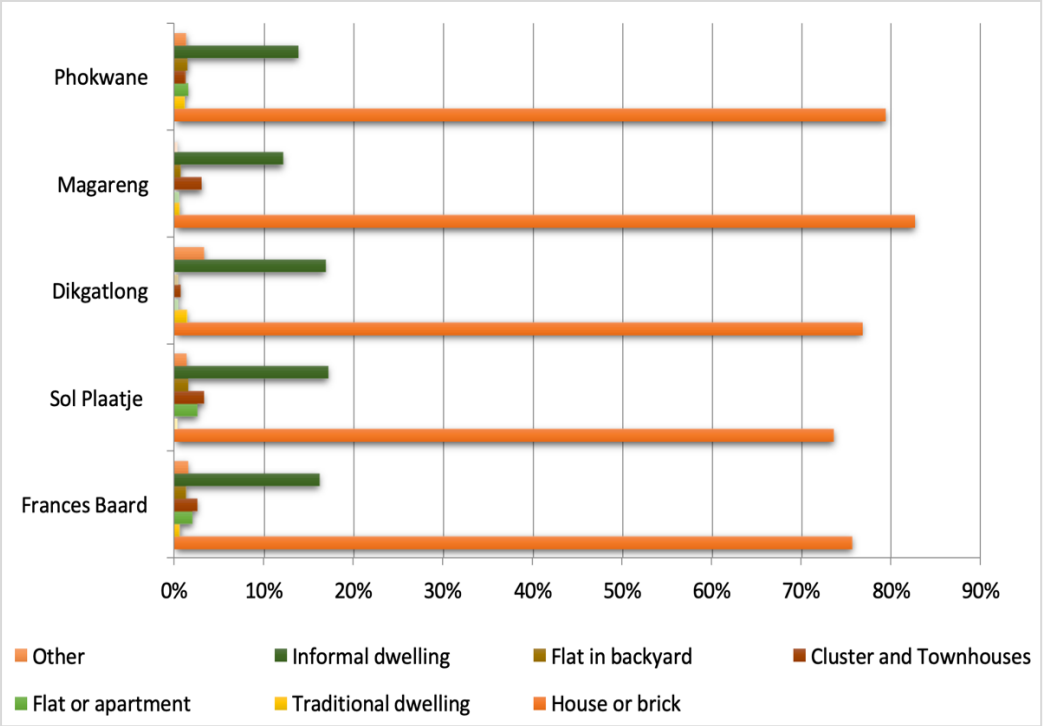
The high reliance on RDP/Government-subsidised dwellings puts pressure on government resources and budgets. This highlights the importance of exploring alternative housing solutions and promoting public-private partnerships to address the housing needs of the population. The variation in the percentage of RDP/Government-subsidised dwellings across municipalities also indicates differences in the urban-rural divide, with rural areas potentially requiring more government support for housing.

Overall, the data in the table underscores the importance of continued government support for housing development in the District. It also highlights the need for tailored housing strategies and policies to cater to the diverse needs of the population across the municipalities, focusing on providing affordable housing options and addressing the urban-rural divide.

4.17 Formal Housing typologies

Most households in the Frances Baard District (76%) reside in a formal brick structure. There is however a noticeable portion of the households in the District that currently occupy an informal dwelling (16%). From the graph below it is clear that the main dwelling types are formal and informal housing, with Sol Plaatje and Magareng providing slightly more cluster or townhouses than Phokwane and Dikgatlong.

Figure 10: Dwelling Type



Source: Calculated using the Community Survey 2016

4.18 Asbestos Housing

The table below, indicates approximately 28% of existing structures observed within this District Municipality have asbestos material in one form or the other. The asbestos utilization as a building material ranges from being roofing sheeting to walls on superstructures.

Table 16: Asbestos Housing

Local Municipality	Name of Place	Population	Housing stock	Housing with Asbestos	
			Assessed	Roof	Walls
Sol Plaatje	Galeshewe	10792	13751	1106	384
	Kimberly	96977	4518	540	406
	Kimberly (Access Denied)		35425		
	Motswedimosa	724	118	59	
	Richie	761	1141	290	
	Roodepan	20263	3239	923	3
	Roodepan (Access Denied)		20	3	
Phokwane	Hartswater	10465	885	99	
	Jan Kempdorp	2422	225	193	4
	Jan Kempdorp (Access Denied)		4815		
	Pampierstad	21707	3459	1831	42
	Pampierstad (Access Denied)		41	28	
Dikgatlong	Barkly West	8258	1505		
	Delportshoop	4788	1073	247	1
	Longlands	2933	541		
	Mataleng	11847	491	139	1
	Windsorton	2291	625	161	1
Magareng	Ikhutseng	16683	2067	17	
	Warrenton	5905	674	432	16
	Warrenton (Access Denied)		1519		
	Magareng NU		9		
Total		**216816**	**76141**	**6068**	**858**

Source: Frances Baard Human Settlement Sector Plan 2019/20

The table above presents data on asbestos housing in the Frances Baard District, specifically focusing on the local municipalities of Sol Plaatje, Phokwane, Dikgatlong, and Magareng. In total, there are 6,068 houses with asbestos roofs and 858 houses with asbestos walls in the district. The distribution of asbestos housing varies across local municipalities and specific places. Sol Plaatje has the highest number of asbestos housing, particularly in Galeshewe and Roodepan, followed by Phokwane, where Pampierstad and Jan Kempdorp have a notable presence of asbestos housing. The presence of asbestos housing calls for urgent upgrades and replacements to ensure the safety and well-being of the residents. The health risks associated with asbestos

housing must be effectively communicated to the affected communities. Public awareness campaigns can inform residents about the dangers of asbestos and encourage them to seek help in addressing the issue.

4.19 Tenure Status

According to the 2011 Census, 54% of the households in Frances Baard own their property and have paid it off fully, while 21% occupy their dwelling rent-free. The table below presents the tenure status data for Frances Baard District and its local municipalities, including Sol Plaatje, Dikgatlong, Magareng, and Phokwane.

Table 17: Tenure Status

Municipality	Rented	Owned but not yet paid off	Occupied rent-free	Owned and fully paid off	Other	Unspecified	Not applicable
Sol Plaatje	10858	10129	9272	26790	3247	271	1716
	17,4%	16,3%	14,9%	43,0	5,2	0,4	2,8
Dikgatlong	1225	261	4459	5373	649	47	440
	9,8%	2,1%	35,8%	43,1	5,2	0,4	3,5
Magareng	767	237	1302	3350	464	20	66
	12,4%	3,8%	21,0%	54,0	7,5	0,3	1,1
Phokwane	2438	466	4087	9834	719	63	91
	13,8%	2,6%	23,1%	55,6	4,1	0,4	0,5
Frances Baard	15288	11094	19121	45346	5079	400	2312
	15,5%	11,2%	19,4%	46,0	5,1	0,4	2,3
Northern Cape	56530	24655	62965	141425	15825	1270	11126
	18,0%	7,9%	20,1%	45,1	5,0	0,4	3,5

Source: Calculations based on StatsSA: Census 2011 (2016 Municipal Demarcations)

The table above provides the number and percentage of households under different tenure categories, such as rented, owned but not yet paid off, occupied rent-free, owned and fully paid off, and others. The data shows a variety of tenure statuses across the district, indicating the need for policies and strategies that cater to different household needs and preferences. The highest percentage of households (46%) own and have fully paid off their homes, while 19.4% occupy their homes rent-free, 15.5% rent, and 11.2% own but have not yet paid off their homes.

Frances Baard has a relatively high rate of home ownership (57.2%, combining owned and fully paid off, and owned but not yet paid off). This highlights the importance of continued support for affordable housing options, mortgage programs, and financial education to help residents secure stable housing. With 15.5% of households renting

and 19.4% occupying their homes rent-free, there is a need to ensure the availability and affordability of rental housing options. Additionally, it is essential to understand and address the factors contributing to rent-free housing, such as informal settlements or housing provided by employers.

Tenure status varies across local municipalities, with some areas having higher rates of rented or rent-free housing. For example, Dikgatlong has a high percentage of rent-free housing (35.8%), while Sol Plaatje has the highest percentage of rented housing (17.4%). This suggests that housing policies and strategies should be tailored to the specific needs and circumstances of each local municipality.

The table also reveals a small percentage of households with unspecified (0.4%) or other (5.1%) tenure statuses. Understanding and addressing the unique needs of these households is crucial for inclusive human settlements development. The current tenure status data highlights the need for diverse and targeted housing policies and strategies in Frances Baard.

5. HOUSING DEMAND: STATISTICAL, GAP-HOUSING AND RENTAL

5.1 Overview

An understanding of where demand originates, and by whom as well as the nature of the demand can inform planning to enable targeted decisions regarding the types, tenure and location of homes and prioritisation. The table below indicates the demand for housing as recorded in the National Housing Needs Register as at April 2023.

Table 18: District Housing Register

Municipality Name	Migration	Migrations from Outside S.A	Persons with special needs	Unemployed	Pensioners	Total
Sol Plaatje LM	1594	4181	490	12405	1056	**19726**
Dikgatlong LM	2456	85	921	8650	1946	**14058**
Magareng LM	1020	41	404	3701	927	**6093**
Phokwane LM	4133	338	1703	17631	4592	**28397**
Total	**9203**	**4645**	**3518**	**42387**	**8521**	**68274**

Source: National Housing Needs Register/ Reports/ Report View

Table above presents data on the Housing Needs Register for the Frances Baard District, which includes the Sol Plaatje, Dikgatlong, Magareng, and Phokwane LM's. The table provides the number of migrants, migrants from outside South Africa, persons with special needs, unemployed individuals, and pensioners in each municipality. A significant number of people are migrating to the district, with 9,203 migrants in total. This indicates a growing demand for housing, infrastructure, and services. The municipalities must address the housing needs of these migrants to avoid overcrowding and the growth of informal settlements. The table shows 4,645 migrants from outside South Africa. While this number is relatively small compared to the total population, it's crucial to ensure that these migrants have access to affordable housing and support services. There are 3,518 persons with special needs in the district. The table highlights a high number of unemployed individuals in the district (42,387). High unemployment may lead to an increased demand for affordable housing options, such as rental housing or government-subsidized housing. There are 8,521 pensioners in the district in need of housing. Human settlements development should take into account the needs of this population, such as affordable and accessible housing options, access to healthcare facilities, and the availability of social support services.

In conclusion, the data highlights the diverse needs of different population groups within the Frances Baard district. Addressing these needs through inclusive and targeted human settlements development strategies will be essential for creating sustainable and equitable communities. From 2022 to 2023 the overall number of people in this category has increased, the highest percentage was in terms of unemployment which increased by 41.5%.

5.2 Low Cost or Subsidised Housing

Subsidized Housing are specifically for people who qualify for the free basic house subsidy scheme:

- Need to be on the municipal housing demand database for a minimum of 10 years (proof required).
- Preference given to those 40 years old or those with special needs.
- Married or living with a long-term partner/single or divorced with others who are relying on the income.
- A South African citizen or a permanent resident's permit.
- Older than18 years of age or if under 18, married or divorced with others relying on your income.
- A monthly household income before deductions less than R3,500.
- Never received a subsidy from the government and never owned property.

Table 19: Households Qualifying for Subsidised/Low Cost housing

Municipality	Total Housing Demand		Low Cost/Subsidised Housing	
	Statistical Demand	Needs Register[4]	Statistical Demand	Needs Register[5]
Sol Plaatje	14 027	18 148	9 616	16 358
Dikgatlong	14 519	9 128	1 791	8 989
Phokwane	16 914	18 782	13 421	18 664
Magareng	6 484	3 828	5 187	3 812
Totals	**51 944**	**49 886**	**30 015**	**47 823**

Source: NHNR 2023

From table 16 above it is clear that the need for housing in the district has literally remained unchanged from 51, 417 in 2022 to 51, 944 in 2023 and has in fact increased by (527) 0.1%.

[4] NHNR Reports: Respondents per LM

[5] NHNR Reports: Household Preference Summary Report

Table 20: Frances Baard Housing Needs Income Distribution

Area	R0 - R3500	R3500 – R15000	R15000+	Unknown	TOTAL
Dikgatlong LM	8 388	195	1	416	**9 000**
- rent preference	126	7	NA	4	**137**
Phokwane LM	17358	172	0	957	**18 487**
- rent preference	112	1	1	4	**118**
Magareng	3 554	47	0	186	**3787**
- rent preference	11	2	2	3	**18**
Sol Plaatje	11 149	2 786	1 561	2 512	**18 008**
- rent preference	37	28	4	22	**91**

Source: NHNR 2023

The table above provides information on the total housing demand with regards to the possible number of households qualifying for subsidised/low cost housing in terms of the statistical demand and needs register in Frances Baard. The total housing demand in Frances Baard in terms of the income distribution to those below R3500 is 40,449, this excludes those people with a rental preference in the district.

5.3 Gap Housing (FLISP)

Gap Housing is specifically for households whose income is inadequate to qualify for a home loan but exceeds the maximum limit applicable to access the free basic housing subsidy scheme. The Finance-linked Individual Subsidy Programme (FLISP) was introduced to assist first-time home buyers to purchase a home. These are households that fall within the income margins between R3 501 and R22 000 per month. The following table indicates the status for Frances Baard, which shows a variance between the statistical analysis and actual needs register number of applicants.

Table 21: Households Qualifying for Gap Housing

Municipality	Total Housing Demand		Gap Housing	
	Statistical Demand[6]	Needs Register[7]	Statistical Demand[8]	Needs Register[9]
Dikgatlong	14 519	9 128	2 757	203
Phokwane	16 914	18 782	3 493	173
Magareng	6 484	3 828	1 297	51
Sol Plaatje	14 027	18 148	9 450	4379
Frances Baard	**51 944**	**49 886**	**16 997**	**4806**

Source: NHNR 2023

The table above displays data related to the housing demand and gap housing needs in the Frances Baard region, broken down by municipality. The table shows significant housing demand across all municipalities in the Frances Baard region, with Sol Plaatje having the highest demand (9,450 in terms of stats). There is a considerable demand for gap housing in all municipalities. However, the statistical demand and the needs register show different figures, suggesting that further investigation may be necessary to confirm the actual gap housing needs. This lack of data may hinder proper planning and implementation of gap housing solutions in the area. A small number of households in the income group qualifying for gap housing indicated a preference to rent rather than purchase a property. This preference should be taken into consideration when developing gap housing solutions in the region. The Frances Baard region faces significant housing demand, with a considerable portion of households requiring gap housing solutions. Human settlement developments should focus on addressing these needs by providing affordable housing options for the identified gap market.

5.4 Housing Needs Registry

5.4.1 Overview of Needs

According to the National Housing Register the categories of persons requiring special consideration are as follows.

[6] Stats Sa: Census 2011

[7] NHNR: Housing Per Housing Preference Report

[8] Stats Sa: Census 2011

[9] NHNR: Housing Preference Summary Report

Table 22: Persons Requiring Special consideration

Municipality	Persons with Special Needs	Women	Unemployed	Pensioners	Children
Dikgatlong	921	5 416	8 650	1 946	10
Phokwane	1 703	11 106	17 631	4 592	18
Magareng	404	2 372	3 701	927	17
Sol Plaatje	490	9 935	12 405	1 056	16
Total	**3 518**	**28 829**	**42 387**	**8 521**	**61**

Source: NHNR 2023

The table above presents data on various categories of individuals who require special consideration for housing developments in the local municipalities. These categories include persons with special needs, women, unemployed individuals, pensioners, and children. The data indicates that there are various groups of people with specific housing needs in the region. Women and unemployed individuals make up the largest categories of persons requiring special consideration, with 28,829 women and 42,387 unemployed individuals across the four municipalities. The number of women and unemployed individuals has had a significant increase by 8.3% and 8.6% respectively.

Housing developments should also take into account the needs of the 3,518 persons with special needs in the region. The table highlights that 8,521 pensioners require special consideration. While the number of children requiring special consideration is relatively low (61), housing developments should still ensure that the built environment is safe and child-friendly, with access to educational facilities, play areas, and other amenities. By addressing the needs of vulnerable groups, persons with special needs, pensioners, and children, housing developments can create more inclusive, accessible, and sustainable communities in the district.

Table 23: Frances Baard District Housing Needs per Settlement

Municipalities	Informal Dwellings	Formal Dwellings	Temporary	Traditional	Flats	None	Unknown
Dikgatlong	68,8%	24,3%	0,3%	2,9%	1,6%	1,0%	1,1%
Phokwane	49,1%	46,3%	0,0%	0,2%	3,3%	0,1%	1,0%
Magareng	61,0%	27,7%	0,7%	1,1%	1,1%	3,8%	4,7%
Sol Plaatje	48,1%	47,4%	0,3%	0,0%	2,1%	0,7%	1,3%
Frances Baard	**53,7%**	**40,7%**	**0,2%**	**0,7%**	**2,4%**	**0,8%**	**1,4%**

Source: NHNR 2022

The table presents the housing needs per settlement type in Frances Baard categorized by different housing types: informal dwellings, formal dwellings, temporary, traditional, flats, none, and unknown. The table shows a significant percentage of informal dwellings across

all municipalities, with the highest prevalence in Dikgatlong (68.8%). This highlights the need for housing developments to focus on upgrading informal settlements and providing adequate formal housing options to improve living conditions and address the housing shortage in the region. Phokwane and Sol Plaatje municipalities have a higher percentage of formal dwellings (46.3% and 47.4%, respectively). This indicates that these areas may require further investments to maintain and expand formal housing options to accommodate their growing populations.

Temporary and traditional dwellings represent a smaller proportion of the housing needs in Frances Baard. However, it is essential to ensure that human settlement developments consider the cultural and historical significance of traditional dwellings while providing sustainable housing solutions for residents living in temporary dwellings. The presence of flats in the region, particularly in Phokwane (3.3%) and Sol Plaatje (2.1%), suggests that multi-story housing solutions could be a viable option to address housing needs, particularly in areas with limited available land. The table also shows a small percentage of housing needs classified as unknown or none. This highlights the importance of accurate data collection and categorization to ensure that housing developments are tailored to the specific needs of the population.

5.4.2 Housing Needs Vs Planned Housing Trends

The table below provides an overview of the housing demand in comparison to the current planned housing projects are planned.

Table 24: Housing Demand Vs Planned Housing

Area	Housing Demand	Planned Housing	Shortfall
Dikgatlong LM	9 128	8 082	- 1 046
Phokwane LM	18 782	6 953	-11 829
Magareng LM	3 828	3 823	- 5
Sol Plaatje LM	18 148	28 890	+ 10 742

Source: COGHSTA Project Pipeline and Housing Needs Register 2023

The table above, provides an overview of the housing demand, planned housing projects, and the resulting shortfall or surplus in the municipalities within Frances Baard. With a housing demand of 9,128 and planned housing projects for 8,082 units, Dikgatlong has a shortfall of 1,046 units. This indicates that additional housing projects need to be planned and implemented to address the housing needs in this municipality. Phokwane faces a significant housing shortfall, with a demand of 18,782 units and only 6,953 planned housing projects. This indicates a considerable shortage of 11,829 units, suggesting that urgent

efforts are required to plan and develop more housing projects to meet the demand in this area.

Magareng has a near-balanced housing demand and planned housing, with a small shortfall of 5 units. This indicates that the current planned housing projects are mostly sufficient to meet the housing needs in this municipality. However, it is crucial to ensure that these planned projects are effectively implemented and delivered to maintain this balance. Sol Plaatje LM shows a surplus of 10,742 units, with planned housing projects for 28,890 units and a housing demand of 18,148 units. This surplus suggests that the municipality has planned sufficient housing projects to address the current demand. However, it is essential to ensure that these projects are efficiently implemented and distributed to adequately meet the diverse housing needs within the municipality.

The data on housing demand vs. planned housing highlights the need for appropriate planning, development, and implementation of housing projects to address the varying housing needs in the region. While Sol Plaatje show a balance or surplus of planned housing, Dikgatlong and Phokwane face significant shortfalls.

5.4.3 Land Needs

Dikgatlong and Magareng Local Municipalities are not experiencing any challenges with regards to accessing land for housing, however Phokwane Local Municipality has put together an expression of interest for the acquisition of State and private land for human settlement. The following properties have been identified for acquisition:

Table 25: Land Acquisition Properties

Municipality	SG CODE	Title deed number	Farm /Erf	Portion	Town
Phokwane	C0810007000006700000	T332/1944	167		Hartswater
	C0810007000094900000		949		Jan Kempdorp
	C0810007000014400000		144		Jan Kempdorp
	C0810007000100600000		1006		Jan Kempdorp
	C0810007000025900000		259		Jan Kempdorp
	T0HN00000000003600085	T4182/2004	36	85	GULDENSKAT
	C0070000000031600000	T550/1950	Portion 316		Pampierstad

Source: Phokwane LM

6. Bulk Services and Infrastructure Assessment

6.1 Plaatje Local Municipality

6.1.1 Existing Bulk Water and Sanitation Infrastructure

6.1.1.1 Kimberley and Riverton Bulk Water Infrastructure

Kimberley is supplied with raw water from the Vaal River where the Municipality is the water services provider and authority. Therefore, the Municipality is responsible to abstract, purify and distribute water. An overview of the bulk water infrastructure in terms of storage reservoirs and Water Treatment Plants of Kimberley and Riverton are shown in the **below figures respectively.**

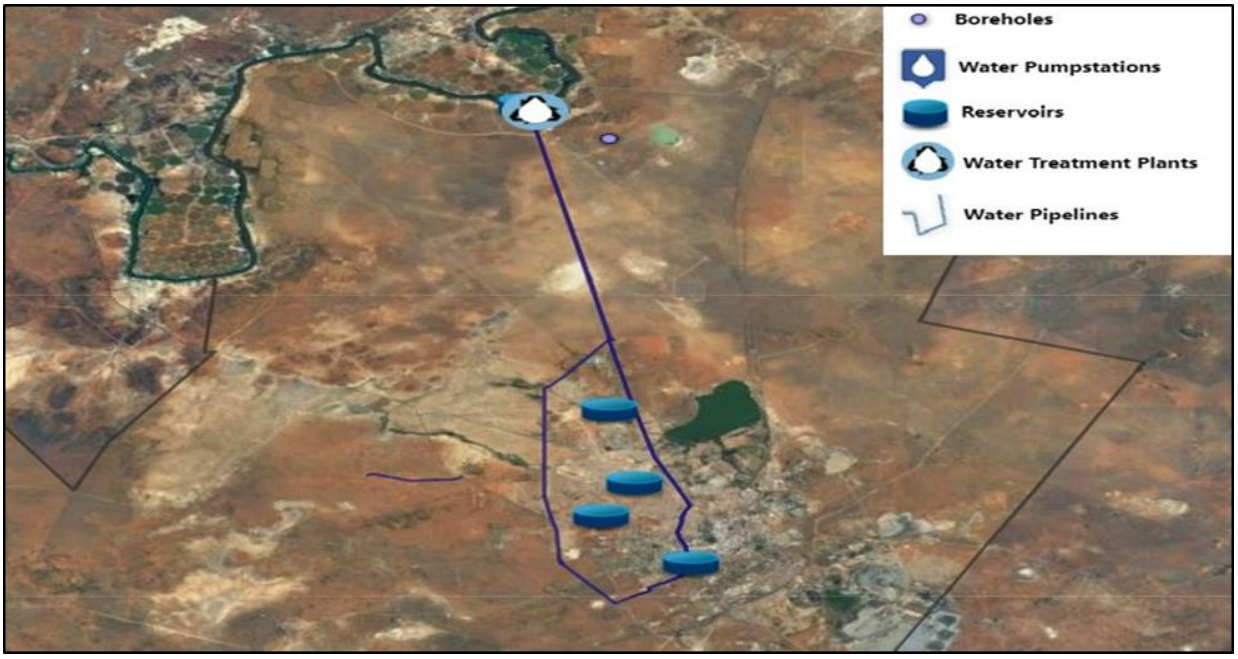


Figure 11: Bulk Water Infrastructure

Figure 12: Bulk water pipeline

6.1.2 Kimberley and Riverton Bulk Sanitation Infrastructure

Kimberley is served by a waterborne sewer gravitational network of varying pipe diameters, draining effluent from different areas to a number of lifting pump stations throughout Kimberley These lifting stations lift the effluent to the Homevale sewer pump station. The effluent is pumped to two wastewater treatment plants situated East and West form Kimberley. The existing wastewater treatment plant at Riverton with a purification capacity of 162 Ml/day is currently operating at 60% due to maintenance and operational challenges. See **Figures** below displaying the bulk sanitation infrastructure of Kimberley and Riverton.

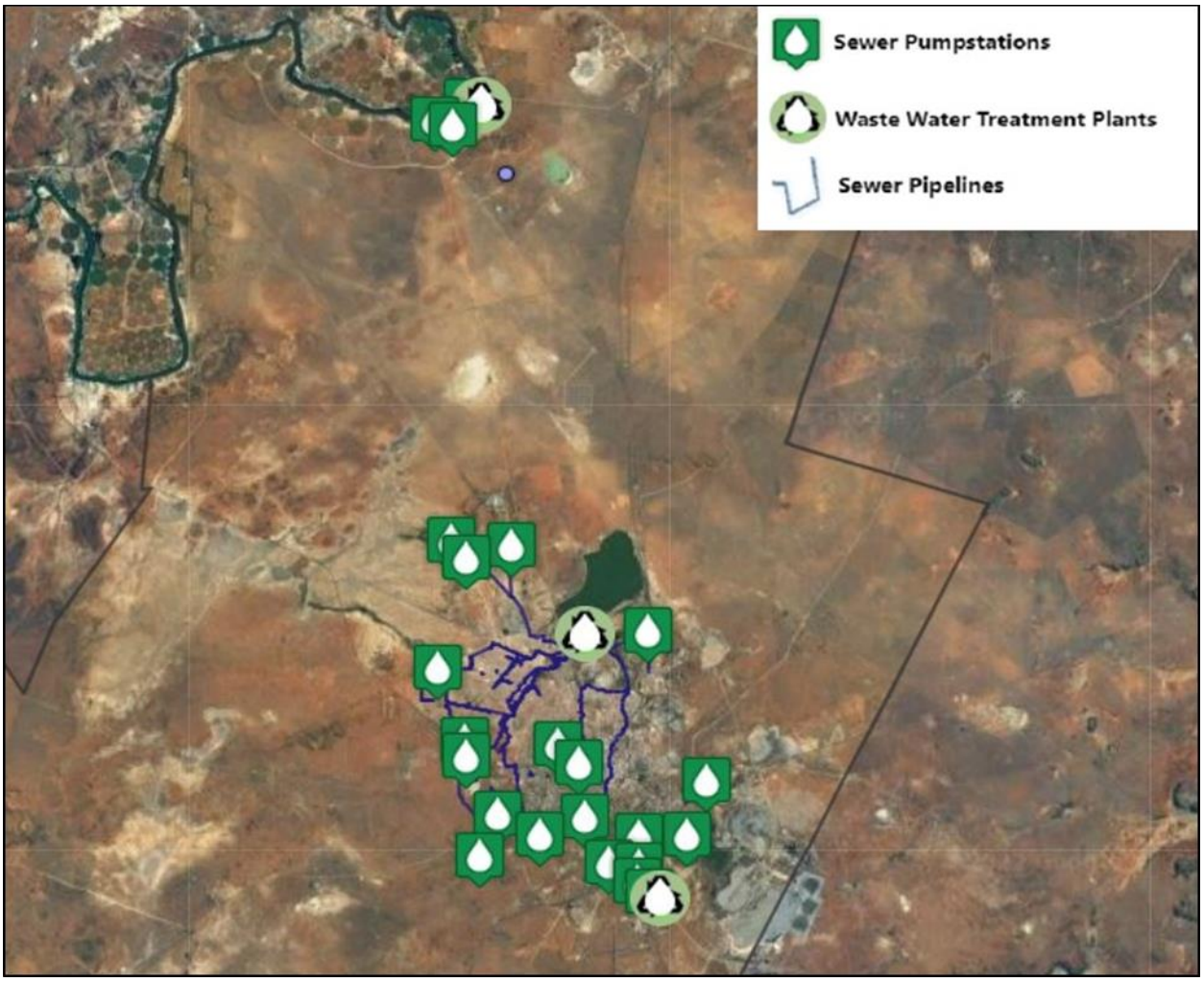


Figure 13: Bulk Sanitation infrastructure of Kimberley and Riverton

Figure 14: Bulk Sanitation Infrastructure of Riverton

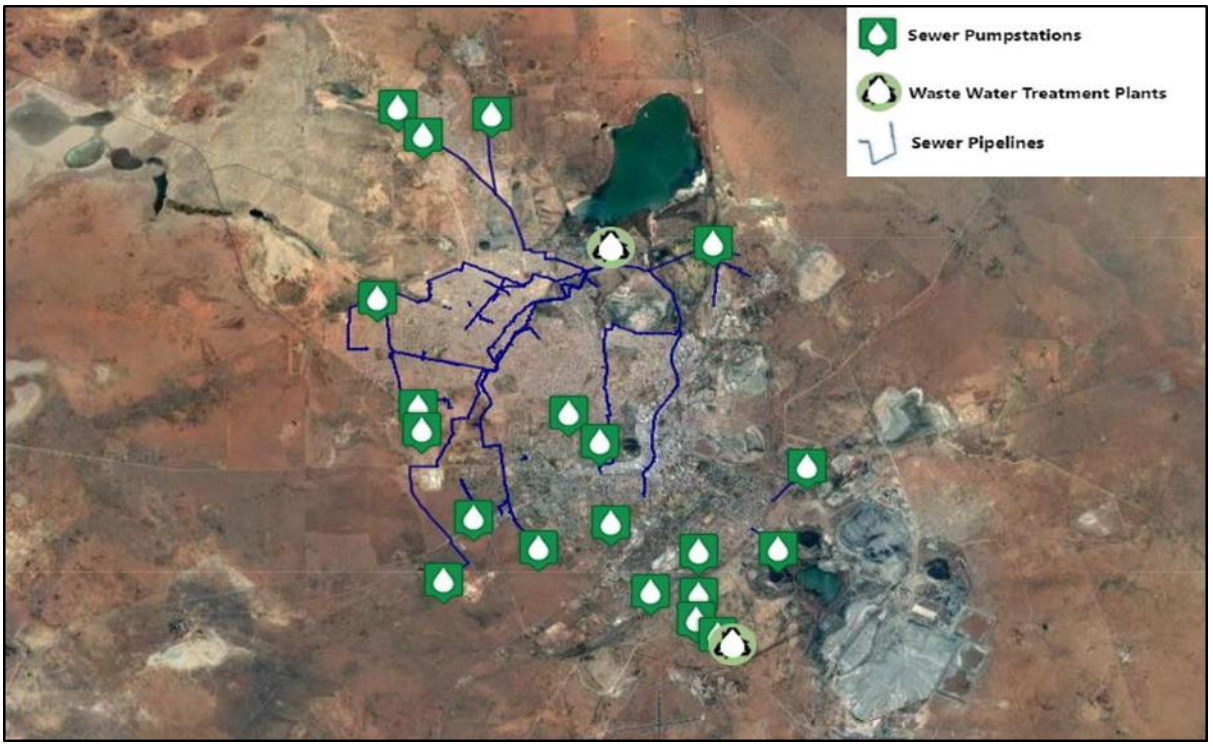


Figure 15: Bulk Sanitation infrastructure of Kimberley

6.1.3 Ritchie Bulk Water Infrastructure

Ritchie is supplied with treated potable water from Modder River where the Municipality is the water services provider and authority. Therefore, the Municipality is responsible to abstract, purify and distribute water. An overview of the bulk water infrastructure in terms of storage reservoirs and Water Treatment Plant of Ritchie are shown in the figures below.

Figure 16: Bulk Water Infrastructure of Ritchie

6.1.4 Ritchie Bulk Sanitation Infrastructure

Ritchie is served by a waterborne sewer gravitational network of varying pipe diameters, draining effluent from different areas to a number of lifting pump stations throughout the town. The effluent is pumped to one wastewater treatment plant situated north of Ritchie. The existing wastewater treatment plant at Ritchie with a capacity of 2 Ml/day is currently operating at 70%. See **Figure** below displaying the bulk sanitation infrastructure of Ritchie.

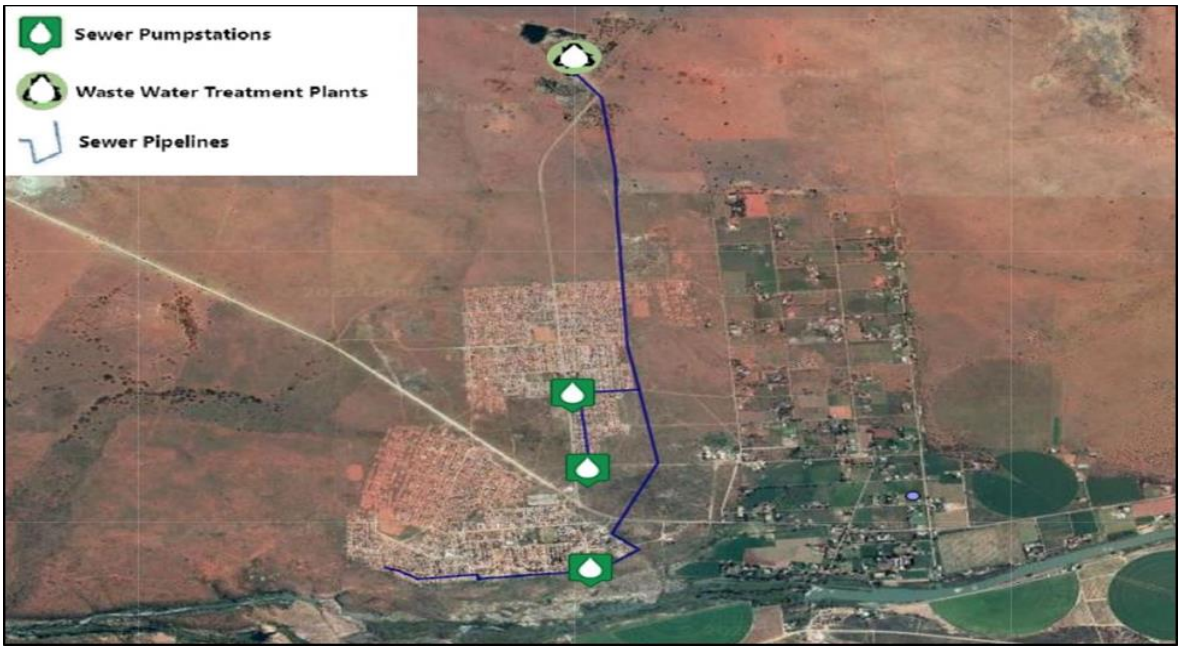


Figure 17: Bulk Sanitation Infrastructure

6.1.5 Bulk water and Sanitation Infrastructure Conclusion – Sol Plaatje Municipality

It is recommended that the Municipality have a masterplan study done, or if a masterplan study is available, that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments.

6.1.6 Existing Bulk Electricity Infrastructure

Within the Sol Plaatje Municipality area, both the municipality and Eskom act as supplying authorities. The Kimberley, Galeshewe, Platfontein and Riverton are supplied by the Municipality, while Magersfontein and Ritchie are supplied by Eskom.

6.1.7 Kimberley Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 275kV high voltage overhead lines feeding to the Boundary 275/132kV substation, operated by ESKOM Transmission. Existing bulk electricity infrastructure includes 132kV and 66kV high voltage overhead lines, operated by both ESKOM Distribution and the Sol Plaatje municipality.

The city of Kimberley (including Galeshewe) is currently supplied by Eskom at two Distribution Centres (Homestead and Herlear) at 66 kV. At Homestead, 2 x 80 MVA 132/66 kV transformers are present providing a firm 80 MVA supply to the city. Herlear also has 2 x 80 MVA 132/66 kV transformers providing a firm 80 MVA supply. With Herlear and Homestead combined, a firm 200 MVA supply onto the 66 kV network exist (taking into consideration the 20 MVA load supplied from Kimberley Distribution Station that falls outside the Municipality's supply area). The Municipality uses a 66kV ring feed system that the major 66kV substations

are interconnected to and can feed from and into each other. During recent years, Sol Plaatje Municipality has embarked on bulk infrastructure upgrades at the 66/11kV Substations, with the last substation due for upgrade being the Hadison Park substation.

The Notified Maximum Demand from Eskom for the city is 112 MVA and the highest maximum demand registered was 103 MVA in July 2016 and a process is underway to increase this to 140 MVA (as per latest published IDP). The latest IDP version indicates that at the 132 kV to 66 kV level, Kimberley and Galeshewe have sufficient supply capacity from Eskom.

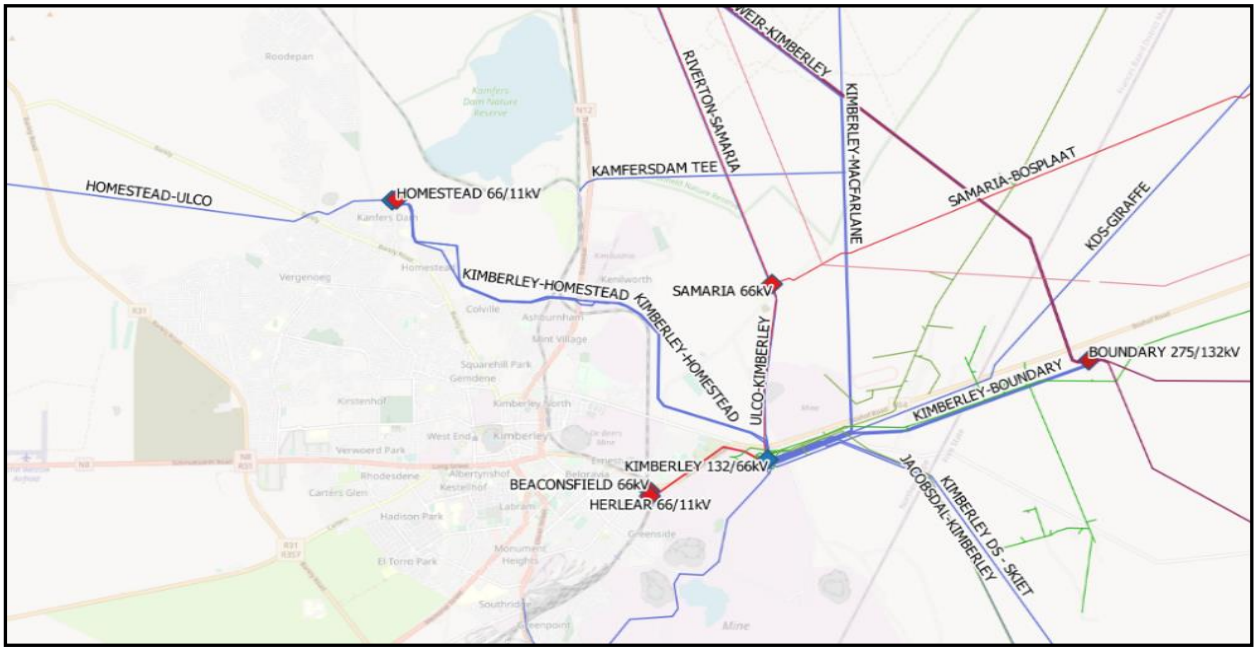


Figure 18: Bulk Electricity Infrastructure of Sol Plaatje Municipality

6.1.8 Ritchie Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 132kV high voltage overhead lines feeding to the Ritchie 132/22kV substation, operated by ESKOM Distribution. This substation is used as intake substation to the town of Ritchie, which is serviced by ESKOM Distribution. The medium voltage networks are operated at 22kV voltage level.

Figure 19: Bulk Electricity Infrastructure of Ritchie

6.1.9 Bulk Electricity Infrastructure Conclusion – Sol Plaatje Municipality

It is recommended that a masterplan be done or if a master plan is available that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments. This planning framework must include the areas serviced both by the Municipality and by ESKOM Distribution, with planning provided separately for each town.

6.1.10 Sol Plaatje Municipal Roads Infrastructure

The Sol Plaatje Municipality is the owner and custodian of their road infrastructure. This section details the extent of the road network in terms of how it is classified and the condition of the paved and unpaved network.

The road network is classified according to the RISFSA (Road Infrastructure Strategic Framework for South Africa). A summary of the RISFSA classification per road type of the Municipality is provided in the **Table** below.

Table 26: RISFSA Classes

Sol Plaatje Municipality	RISFSA: Road Length (km)					
	Class 1	Class 2	Class 3	Class 4	Class 5	Total Length
Paved Road	0.0	0.0	1.4	125.9	500.4	627.7
Unpaved Road	0.0	0.0	0.0	2.5	215.0	217.5
Total	0.0	0.0	1.4	128.4	715.4	845.2
Percentage	0.0%	0.0%	0.2%	15.2%	84.6%	100.0%

Source: Road Asset Management Plan (RAMP) for 2021/2022

The general condition of the paved (flexible) and unpaved road network is described by the Visual Condition Index (VCI) and the Visual Gravel Index (VGI), obtained through visual assessment data, respectively. The indices consider the surfacing condition in terms of the structural and functional condition for roads through the degree and extent of occurrence of distress.

A detailed summary describing the categories of the VCI and VGI, which range from very poor to very good, can be seen below**.**

Table 27: Visual Condition categories for Paved and Unpaved Roads

Condition Category	VGI Range	Category Description
Very Poor	0 - 30	The road is in imminent danger of structural failure and requires substantial renewal or upgrading.
Poor	30 - 50	The road needs significant renewal or rehabilitation to improve its structural integrity.
Fair	50 - 70	Some clearly evident deterioration would benefit from preventative maintenance or requires renewal of isolated areas.
Good	70 - 85	The road is still in a condition that only requires routine maintenance to retain its condition.
Very Good	85 - 100	The road is still new, and no problems are experienced.

Source: Road Asset Management Plan (RAMP) for 2021/2022

The below **Table and Figures** depicts the different categories of the VCI and VGI for the condition of the paved and unpaved Municipal road network.

Table 28: Condition of Paved and Unpaved Roads

Sol Plaatje Municipality	Road Length %					
	Very Poor	Poor	Fair	Good	Very Good	Total Length
Paved Road	0%	3%	34%	45%	18%	622.7
Unpaved Road	67%	30%	2%	0%	0%	210.3
Total	67%	33%	36%	45%	18%	833

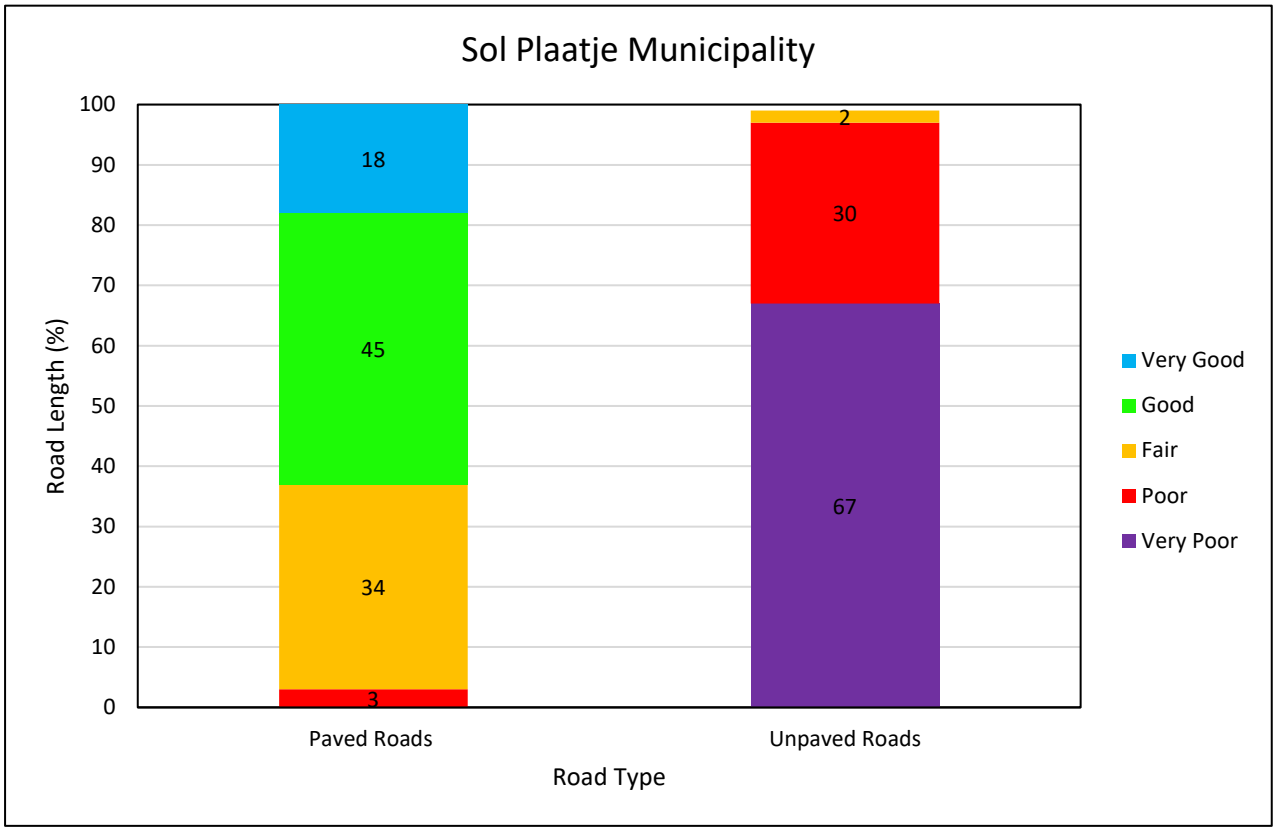


Figure 20: Condition of Paved and Unpaved Road Lengths (%)
Source: Road Asset Management Plan (RAMP) for 2021/2022)

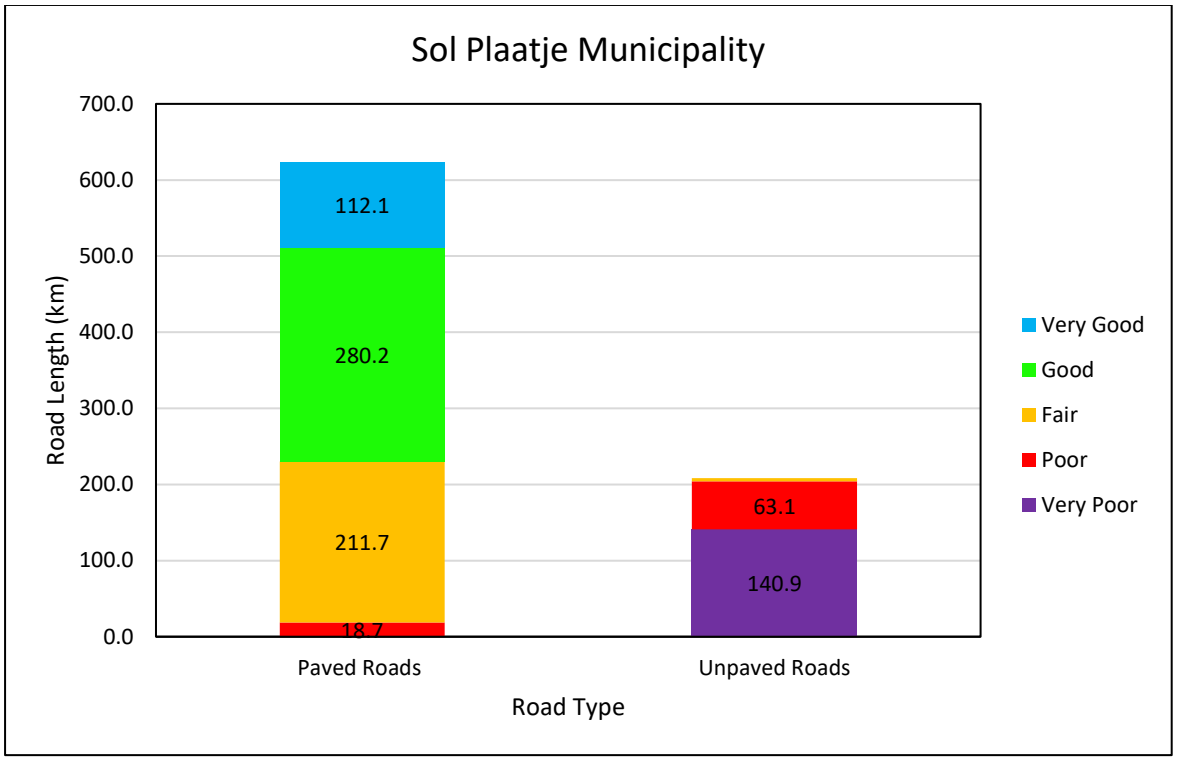


Figure 21: Condition of Paved and Unpaved Road Lengths (KM)

6.2 Dikgatlong Local Municipality

6.2.1 Existing Bulk Water and Sanitation Infrastructure

6.2.1.1 Barkly West Bulk Water Infrastructure

Barkly West is supplied with treated potable water by a water treatment plant situated on the bank of the Vaal River, via a 250 mm Ø trunk main which conveys the potable water to two concrete ground reservoirs of a combined total capacity of 7.15 Mℓ, situated on a hill located between Barkly West and Mataleng, approximately 300 m south of the R31. From here water is distributed via a 160 mm Ø and 90 mm Ø gravity fed water distribution mains to the lower elevation eastern and southern portions of the Barkly West and Mataleng townships. Furthermore, water is lifted into an 850 kℓ elevated segmental storage tank from the concrete reservoirs, via a 250 mm Ø steel pipe and pumping equipment, and subsequently a 315 mm Ø uPVC distribution main for the higher elevation northern portions of the township. See **Figure** below displaying the bulk water infrastructure of Barkly West.

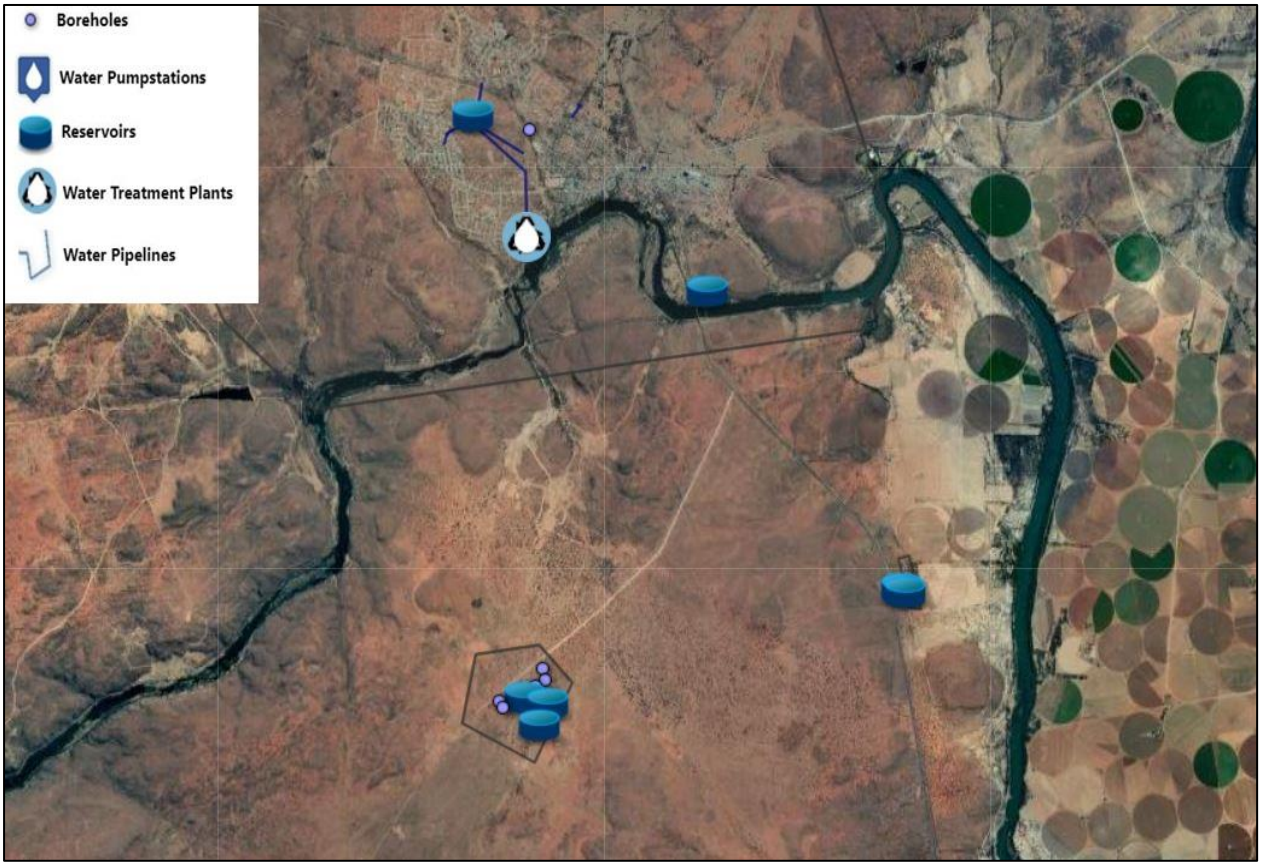


Figure 22: Bulk Water Infrastructure of Barkly West

6.2.2 Barkly West Water Treatment Capacity

The design capacity of the Barkly West Water Treatment Works (WTW) is 8 Mℓ/day. A purified water pump station that forms part of the WTW comprises of three centrifugal pumps, two duty pumps and one standby pump, which are installed in parallel. Each pump can deliver a flow rate of 253m^3/h at a head 68m.

6.2.3 Barkly West Storage Reservoirs

The information in the **Table** below is a summary on storage reservoirs in use as part of the integrated water distribution system in Barkly West.

Table 29: Summary of Storage Reservoirs

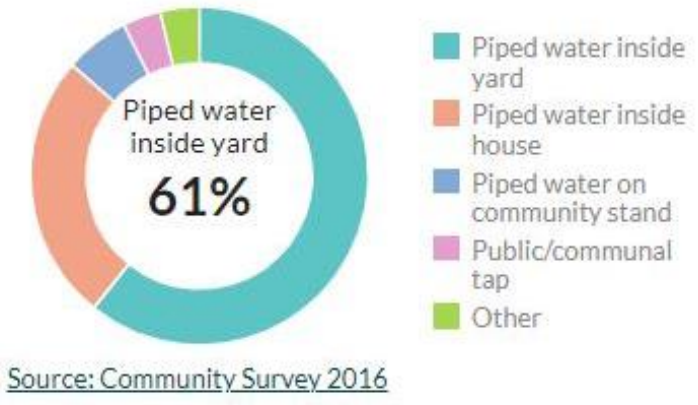
Location	Capacity (Mℓ)	Service Area / Notes	Elevation / Type
Barkly West	1.16	Town area of Barkly West	Concrete ground reservoir
Mataleng	6.0	Part of the Mataleng area	Concrete ground reservoir
Debeershoogte	0.880	Debeershoogte	Elevated
Mataleng	0.440	High lying areas of Mataleng	High Ground

Each of the elevated reservoirs has a lift pump station consisting of two centrifugal pumps, that is, one duty and one standby pump.

6.2.4 Barkly West Internal Water Reticulation

The water supply system has a reticulation network that covers most of the areas in Barkly West. See Figure below displaying results from a community survey of 2016 and shows that about 61% of the population of Barkly West are served with piped water to their homes. It is clear that the current reticulation network still needs to be extended.

Figure 23: Population by Water Source

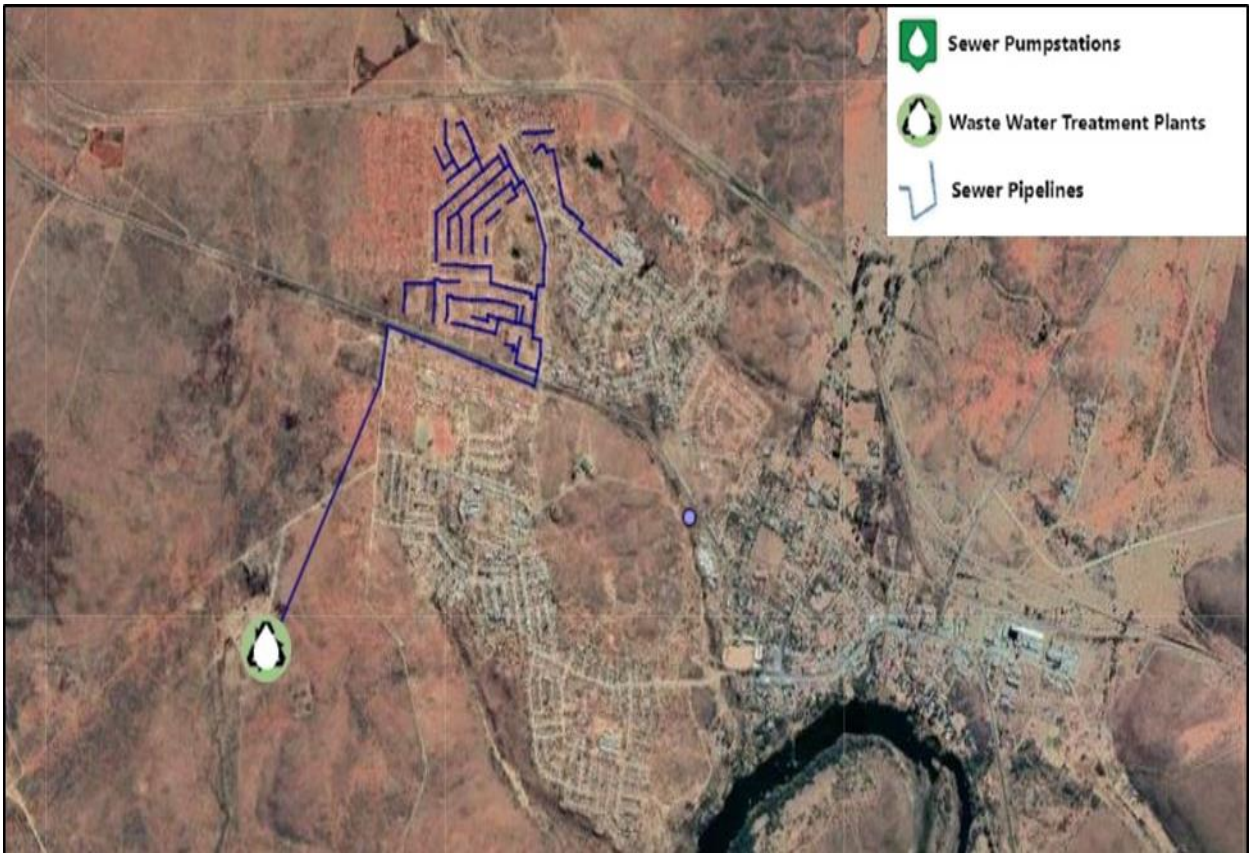


Source: Community Survey 2016 – wazimap.co.za

6.2.5 Barkly West Bulk Sanitation Infrastructure

Barkly West is served by a waterborne sewer gravitational network of varying pipe diameters, draining effluent from parts of the existing township to a number of lifting pump stations throughout Barkly West and Mataleng. These lifting stations lift the effluent to the Mataleng sewer pump station. The effluent is pumped westward and gravitates via a 250 mm Ø bulk gravity sewer main to the existing wastewater treatment plant. The existing wastewater treatment plant with a capacity of 7.5Ml/day is situated approximately 1.4 km south of the R31 and 1.3 km west of Mataleng. See **Figure** below displaying the bulk sanitation infrastructure of Barkly West.

Figure 24: Bulk Sanitation Infrastructure of Barkly West

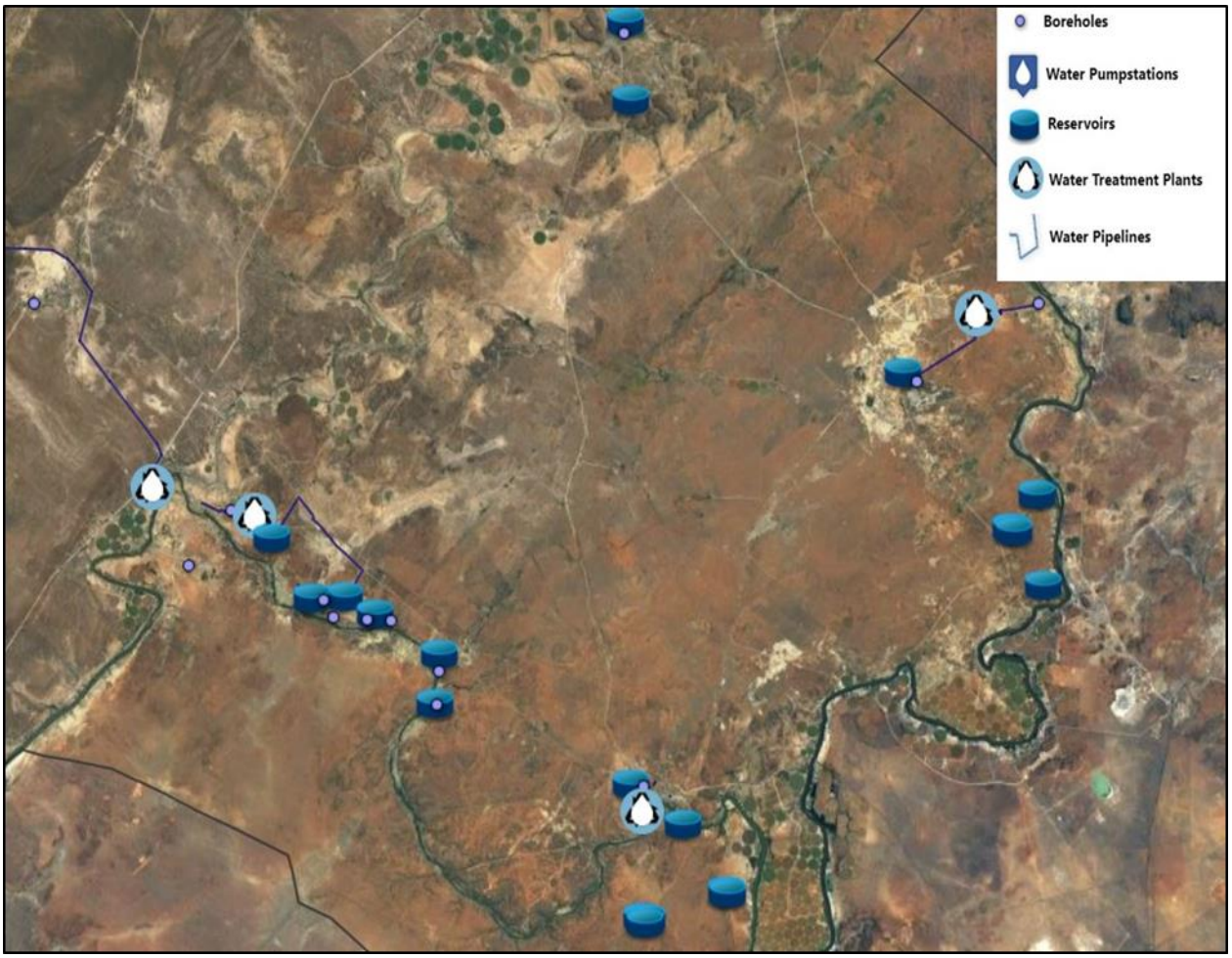


6.2.6 Delportshoop Bulk Water Infrastructure

Raw Water is abstracted from the Vaal River by Bloem Water near their Vaal Gamagara Water Treatment Works (WTW). The Bloem Water provides bulk purified water to Delportshoop from the Vaal Gamagara WTW.

See **Figure** below displaying an overview of the bulk water infrastructure of Delportshoop and where water is abstracted and purified.

Figure 25: Bulk Water Infrastructure of Delportshoop and Barkly West



Delportshoop is supplied with treated potable water by the Vaal Gamagara WTW through a 200mm diameter bulk pipeline which is 7 778m long.

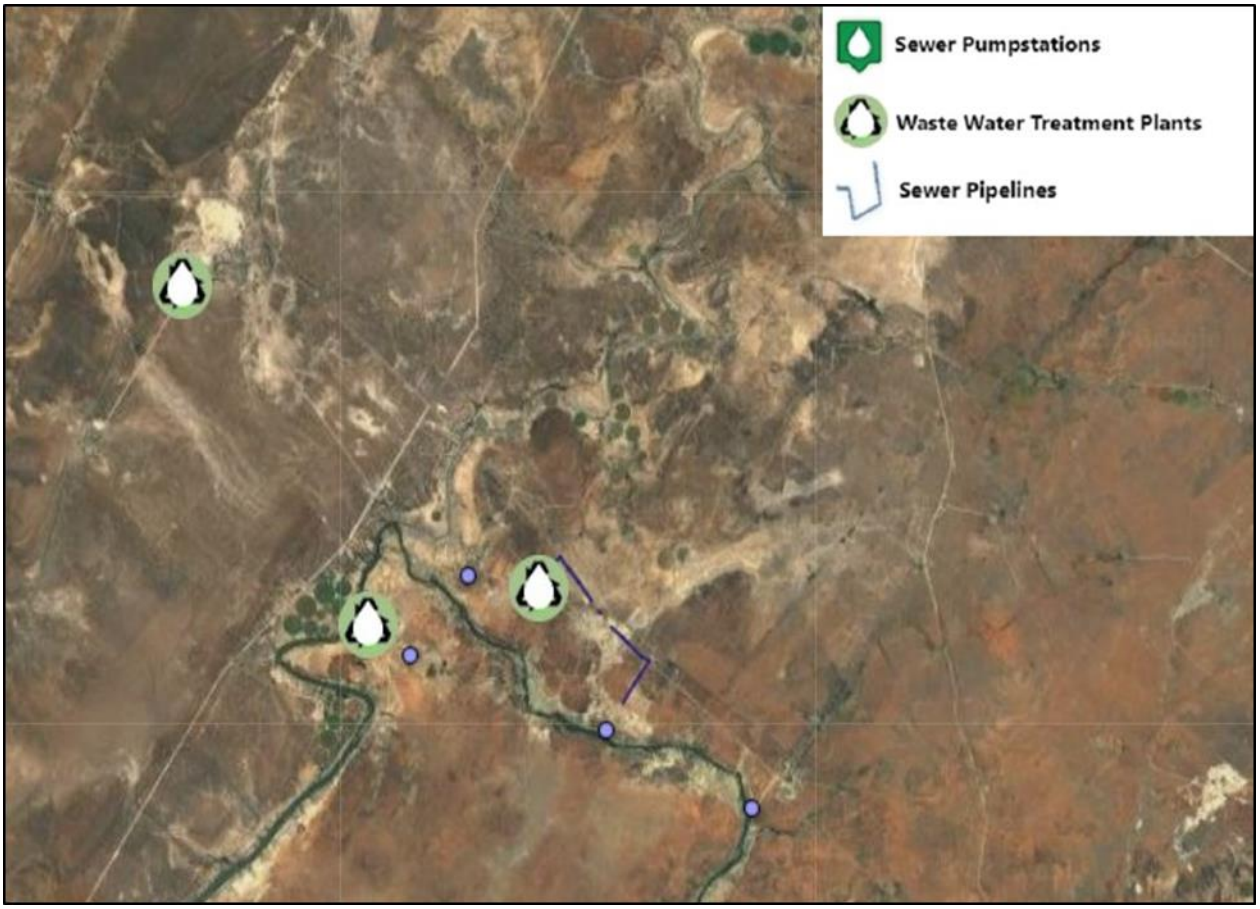
Water is stored in three reservoirs in Delportshoop of which two are concrete ground level reservoirs with capacities of 2000kl and 1200kl respectively. The third reservoir is an elevated steel tank with a capacity of 144kl. The volume of the water storage reservoirs amounts to 3 344kl. According to municipal records the pumping main reservoir site operates at 35ℓ/s.

The town area in Delportshoop utilizes boreholes to supply potable water to adjacent rural settlement, Longlands, through the 2.0Mℓ from Bloem Water.

Delportshoop Bulk Sanitation Infrastructure

Delportshoop is served by a waterborne sewer gravitational network of varying pipe diameters, where the effluent gravitates to two Waste Water Treatment Works (WWTW). The one WWTW situated west of the town is inoperable while the unlined oxidation ponds east of the town are in operation. The WWTW north west of town is working, however the capacity of the plant is unknown. See **Figures** below displaying the bulk sanitation infrastructure around Delportshoop.

Figure 26: Bulk Sanitation Infrastructure Delportshoop

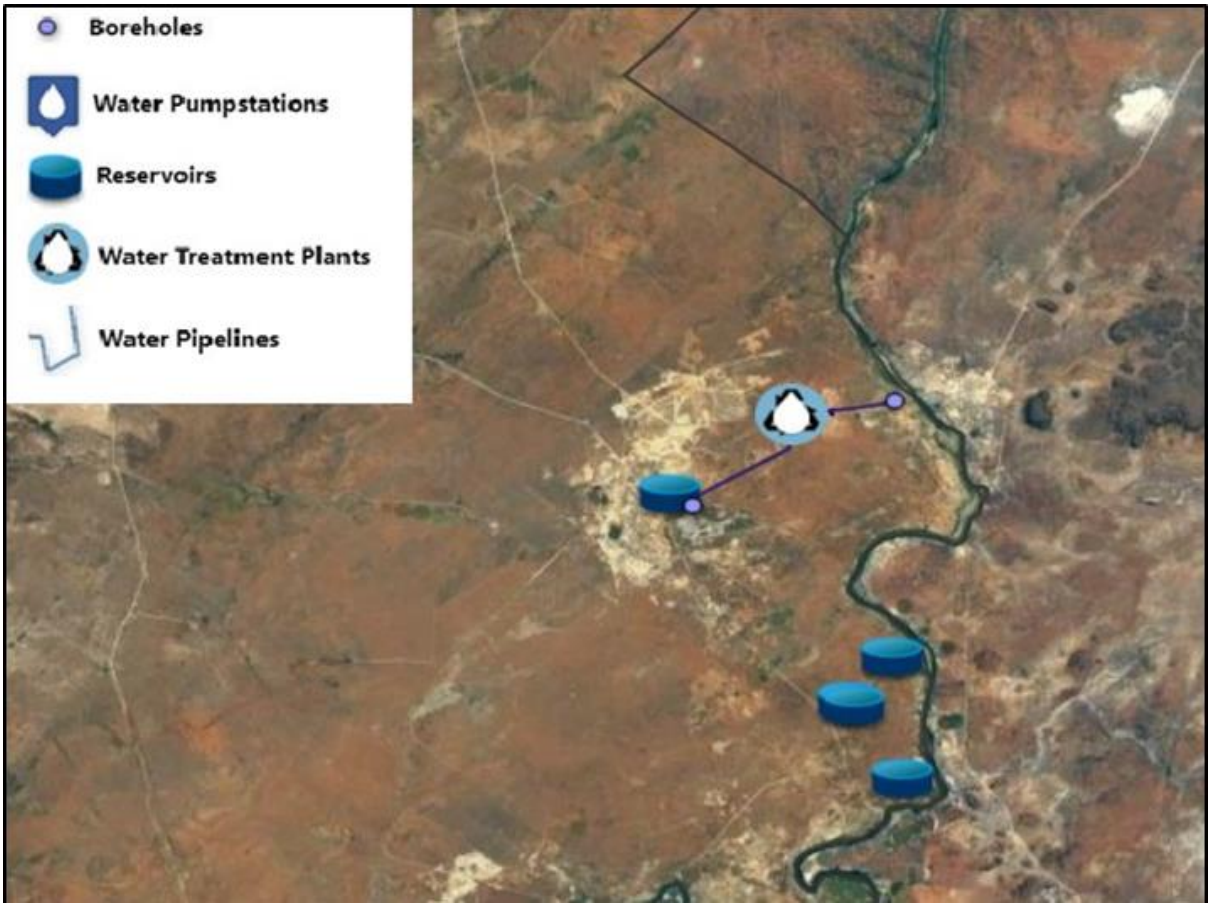


6.2.7 Windsorton Bulk Water Infrastructure

Raw Water is abstracted from the Vaalharts Irrigation Scheme Canal. Therefore, Windsorton is supplied with treated potable water by a water treatment plant which is situated west of

Hebron Park, alongside the R374 road. The WTW has a design capacity of 1Mℓ/day. See **Figure** below displaying the bulk water infrastructure of Windsorton.

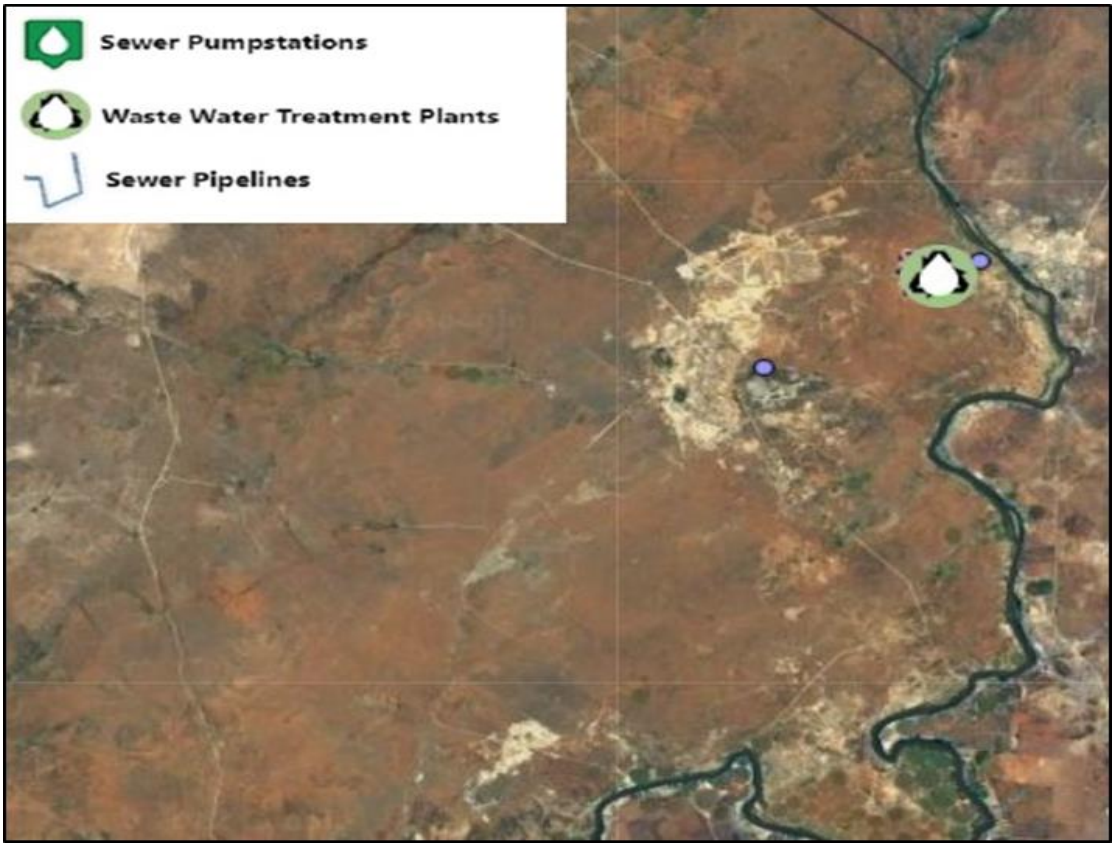
Figure 27: Bulk Water Infrastructure of Windsorton



6.2.8 Windsorton Bulk Sanitation Infrastructure

According to 2016 Municipal records waste water from Kutlwano and Hebron Park gravitates towards existing oxidation ponds with a design capacity to treat 0.5Mℓ/day. A total of 200 households in Windsorton and 600 households in Kutlwano and Hebron Park use an on-site sewer system. See **Figure** below displaying the bulk sanitation infrastructure of Windsorton.

Figure 28: Bulk Sanitation Infrastructure of Windsorton



Bulk Water and Sanitation Infrastructure Conclusion

It is recommended that the Municipality have a masterplan study done, or if a masterplan study is available, that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments.

6.2.9 Existing Bulk Electricity Infrastructure

6.2.9.1 Barkly West Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 66kV and 132kV high voltage overhead lines feeding to the Holsdam 132/66/11kV substation and the Barkly West 132/11kV substation, operated by ESKOM Distribution. This Barkly West 132/11kV substation is used as intake substation to the town of Barkly West, which is serviced by the Municipality. ESKOM Distribution services the neighbourhood of Mataleng at 11kV voltage level. The medium voltage networks within the town are operated at 11kV voltage level.

Figure 29: Bulk Electricity Infrastructure of Barkly West

6.2.9.2 Delportshoop Bulk Electricity Infrastructure

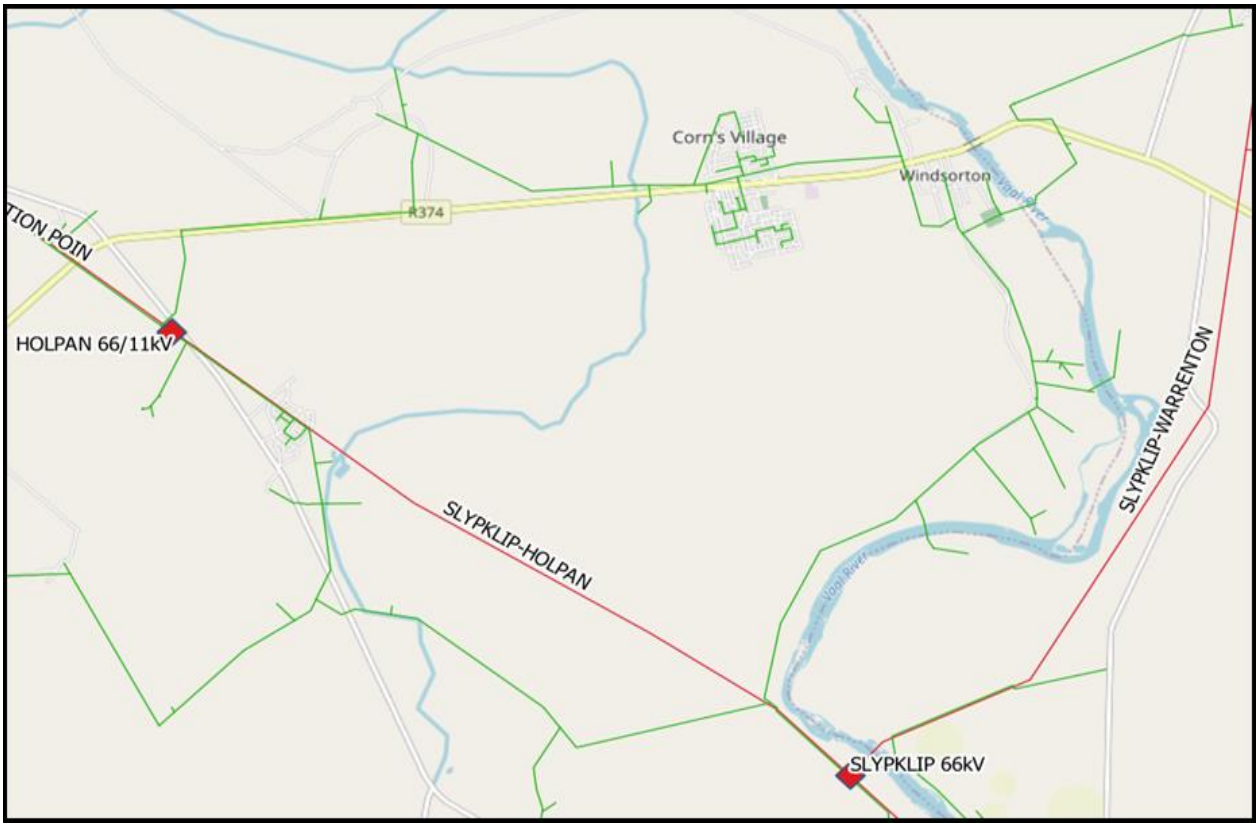
Existing bulk electricity infrastructure includes 66kV high voltage overhead lines feeding to the Borrelskop 66/11kV substation, operated by ESKOM Distribution. This substation is used as intake substation to the town of Delportshoop, which is serviced by ESKOM Distribution. The medium voltage networks within the town are operated at 11kV voltage level. There are 132kV high voltage overhead lines around the town emanating from Ulco 132/66/22kV substation, mainly servicing the railway traction substations and mine in the area.

Figure 30: Bulk Electricity Infrastructure of Delportshoop

6.2.9.3 Windsorton Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 66kV high voltage overhead lines feeding to the Holpan 66/11kV substation, operated by ESKOM Distribution. This substation is used as intake substation to the town of Windsorton, which is serviced by ESKOM Distribution. The medium voltage networks within the town are operated at 11kV voltage level.

Figure 31: Bulk Electricity Infrastructure of Windsorton



6.2.9.4 Bulk Electricity Infrastructure Conclusion

It is recommended that a masterplan be done or if a master plan is available that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments. This planning framework must include the areas serviced both by the Municipality and by ESKOM Distribution, with planning provided separately for each town.

6.2.10 Dikgatlong Municipal Roads Infrastructure

The Dikgatlong Municipality is the owner and custodian of their road infrastructure. This section details the extent of the road network in terms of how it is classified and the condition of the paved and unpaved network.

The road network is classified according to the RISFSA (Road Infrastructure Strategic Framework for South Africa). A summary of the RISFSA classification per road type of the Municipality is provided in the **Table** below.

Table 30: RISFSA Classes (Sourced from the Road Asset Management Plan (RAMP) for 2021/2022)

Dikgatlong Municipality	RISFSA: Road Length (km)					
	Class 1	Class 2	Class 3	Class 4	Class 5	Total Length
Paved Road	0.0	0.0	0.0	28.7	38.5	67.2
Unpaved Road	0.0	0.0	0.0	9.3	72.2	81.5
Total	0.0	0.0	0.0	38.0	110.7	148.7
Percentage	0.0%	0.0%	0.0%	25.6%	74.4%	100.0%

The general condition of the paved (flexible) and unpaved road network is described by the Visual Condition Index (VCI) and the Visual Gravel Index (VGI), obtained through visual assessment data, respectively. The indices consider the surfacing condition in terms of the structural and functional condition for roads through the degree and extent of occurrence of distress.

A detailed summary describing the categories of the VCI and VGI, which range from very poor to very good, can be seen below**.**

Table 31: Visual Condition Categories for Paved and Unpaved Roads (Sourced from the Road Asset Management Plan (RAMP) for 2021/2022)

Condition Category	VGI Range	Category Description
Very Poor	0 – 30	The road is in imminent danger of structural failure and requires substantial renewal or upgrading.
Poor	30 – 50	The road needs significant renewal or rehabilitation to improve its structural integrity.
Fair	50 – 70	Some clearly evident deterioration would benefit from preventative maintenance or requires renewal of isolated areas.
Good	70 – 85	The road is still in a condition that only requires routine maintenance to retain its condition.
Very Good	85 – 100	The road is still new, and no problems are experienced.

The below **Table and Figures** depicts the different categories of the VCI and VGI for the condition of the paved and unpaved Municipal road network.

Table 32: The Condition of Paved and Unpaved Roads (Sourced from the Road Asset Management Plan (RAMP) for 2021/2022)

Dikgatlong Municipality	Road Length %					
	Very Poor	Poor	Fair	Good	Very Good	Total Length
Paved Road	2%	16%	53%	24%	5%	65.1
Unpaved Road	82%	16%	3%	0%	0%	79.6
Total	84%	32%	56%	24%	5%	144.7

Figure 32: Condition of Paved and Unpaved Road Lengths (%)

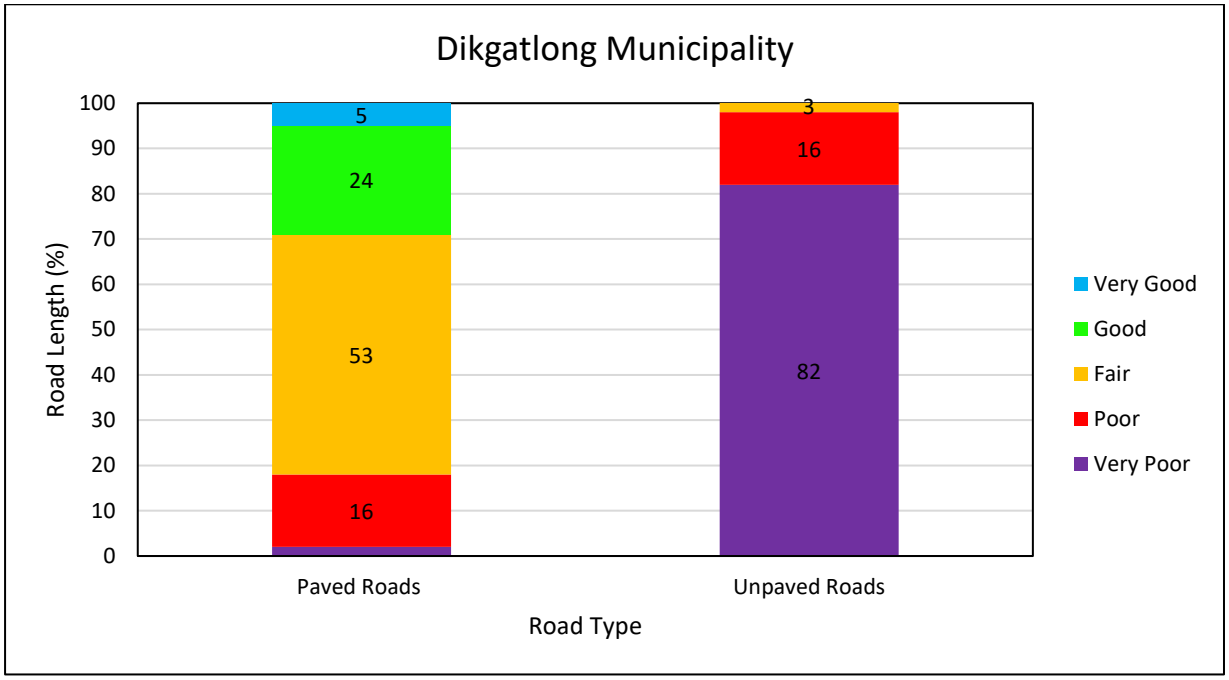
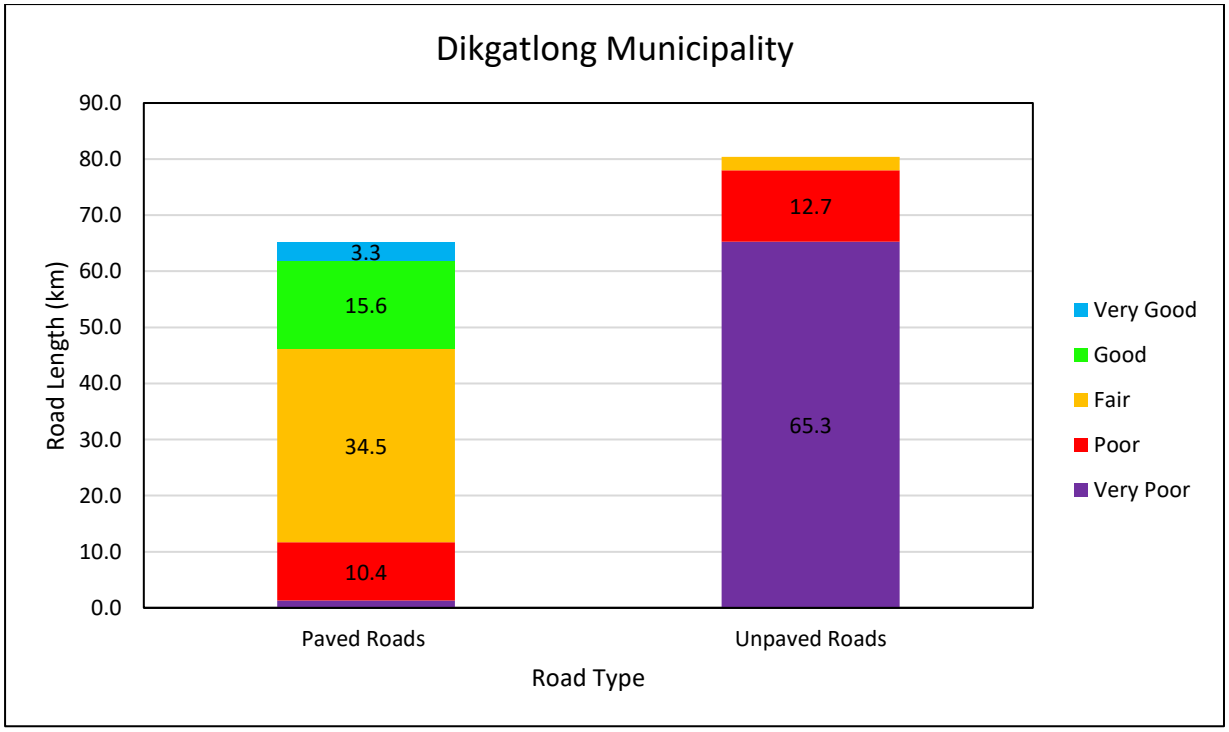


Figure 33: Condition of Paved and Unpaved Road Lengths (km)



6.3 Magareng Local Municipality

6.3.1 Existing Bulk Water and Sanitation Infrastructure

6.3.1.1 Warrenton Bulk Water Infrastructure

Raw water is abstracted from the Vaalharts Irrigation Scheme Canal which flows by gravity into a sump at the WTW. When the Vaalharts Canal is not in operation, raw water is abstracted directly from the Vaal River using electrical driven pumps.

Purified water from the WTW is stored in a 0.8 Mℓ capacity clear water reservoir, from where it gravitates through a 600 mm diameter by 1.3 km long siphon across the Vaal River to a sump at the main booster pump station. The main booster pump station is equipped with two sets of electrical driven pumps. One set of pumps supplies an elevated reservoir in the Warrenton Town Centre. The second set of pumps supplies three reservoirs, an elevated tank located near the Warrenton railway station, a 5.2 Mℓ capacity concrete reservoir which is located near Ikhutseng and a 4.5 Mℓ capacity concrete reservoir located near Warrenvale and the industrial area.

From the 4.5 Mℓ concrete reservoir, water is pumped to an elevated pressed steel tank which feeds the Warrenvale and the industrial area reticulation networks. Water from the 5.2 Mℓ concrete reservoir is pumped to two elevated pressed steel tanks which feed the Ikhutseng reticulation network.

6.3.2 Warrenton Water Treatment Capacity

The Warrenton Water Treatment Works (WTW) is currently in the process of being upgraded, funded through the Regional Bulk Infrastructure Grant (RBIG) programme of the Department of Water and Sanitation. The upgraded treatment work will be able to provide a capacity of 10 Mℓ/day to Warrenton, Warrenvale and Ikhutseng. The upgrade is scheduled to finish at the end of March 2021 and will be able to provide sufficient capacity for the foreseeable future as part of the design period.

6.3.3 Warrenton Storage Reservoirs

The information in the **Table** below is a summary on storage reservoirs in use as part of the integrated water distribution system in Warrenton.

Table 33: Summary of Storage Reservoirs

Location	Capacity (Mℓ)	Service Area / Notes	Elevation / Type
Ikhutseng	5,2	Ikhutseng	Ground level
Warrenvale	4,5	Warrenvale / Hospital / CBD	Ground level
Dorp	2 x 0,25	Warrenton Dorp	Elevated 16m
Station	2 x 0,25	Station / Old Indian residential area	Elevated 16m
Ikhutseng	2 x 0,355	Ikhutseng	Elevated 16m
Warrenvale	0,261	Warrenvale / Industrial area	Elevated 16m

6.3.4 Warrenton Internal Water Reticulation

There are existing water reticulation systems in Warrenton, Warrenvale and Ikhutseng, residents are supplied by either household – or erf connections. See **Figures** below for an indication of the Level of Service (LoS) in the different areas as well as the bulk water infrastructure of Warrenton.

Figure 34: Warrenton Water Supply Level of Service Map

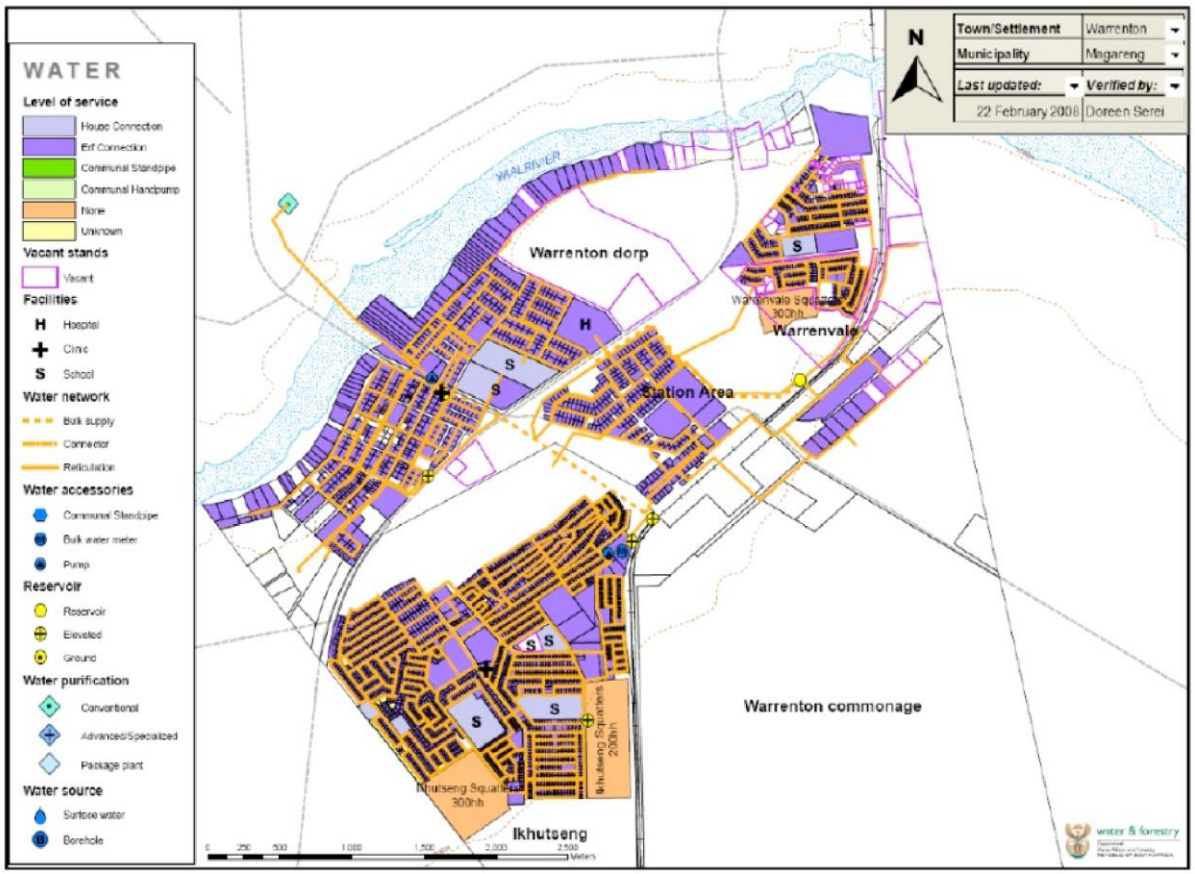
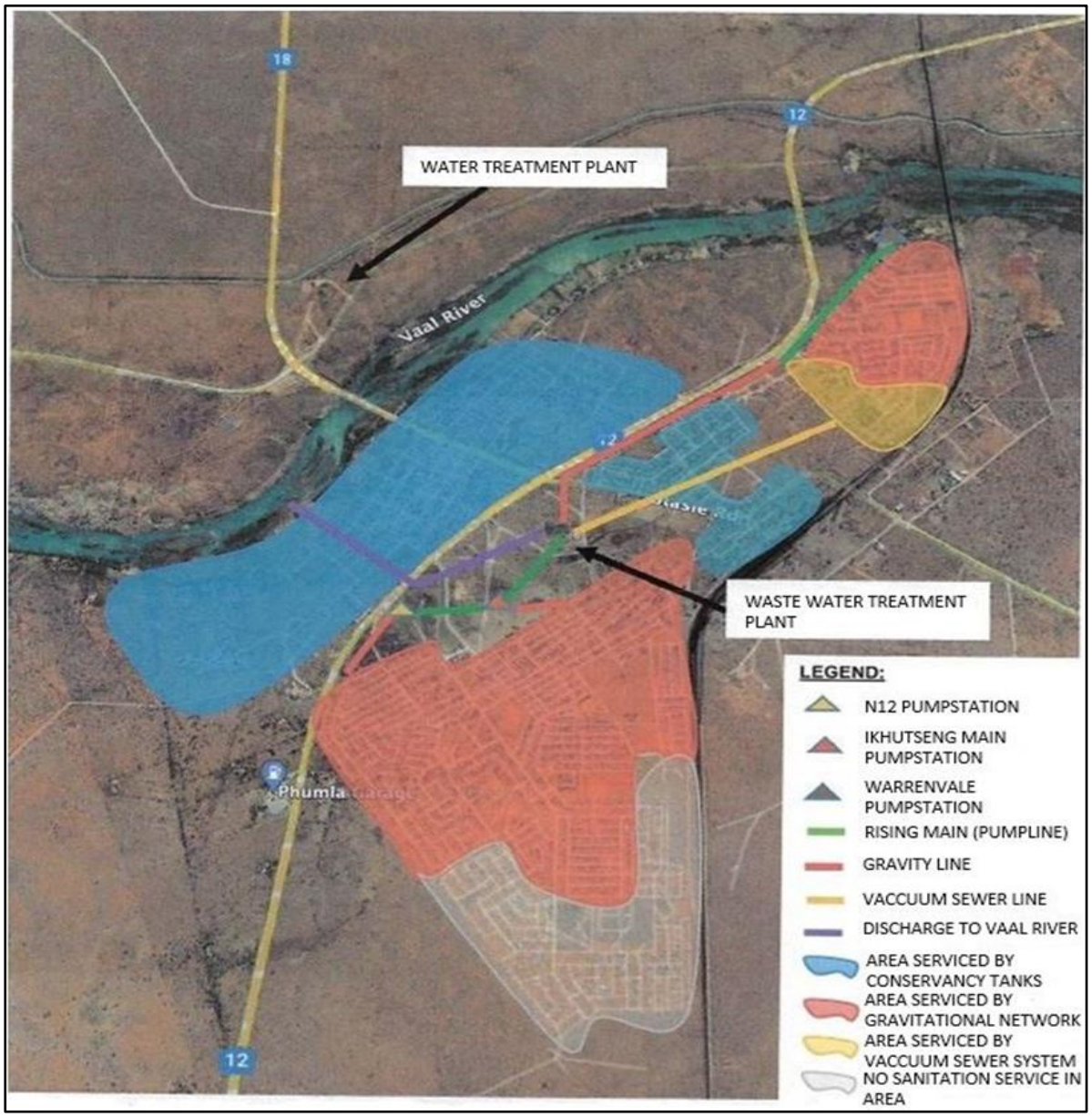


Figure 35: Bulk Water Infrastructure of Warrenton

6.3.5 Warrenton Bulk Sanitation Infrastructure

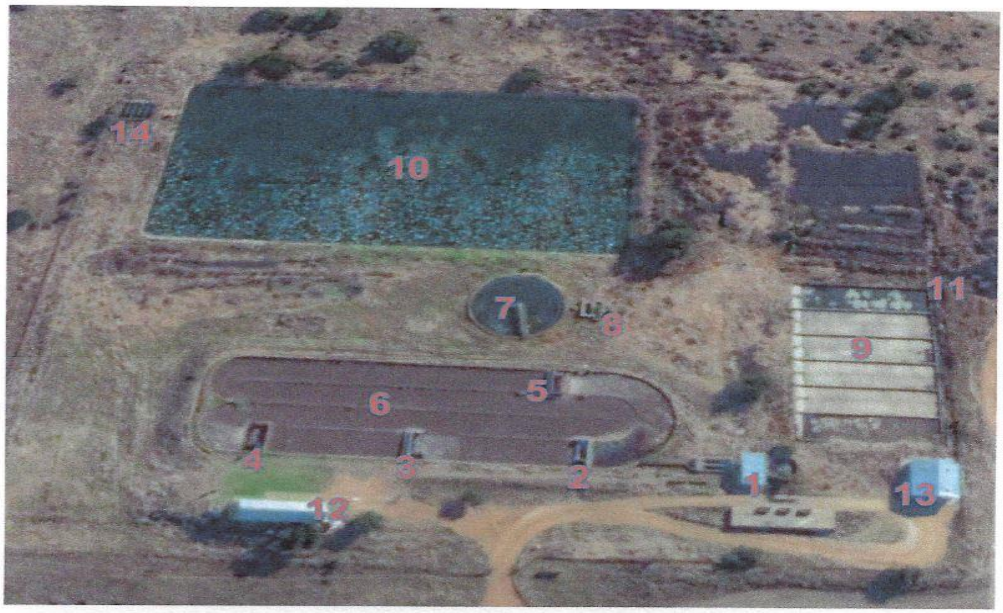
The Warrenton bulk waste water distribution system is relatively diverse and complicated which consist of components such as conservancy tanks, vacuum sewers, pump stations, rising mainlines and a gravitational waterborne network. A schematic layout of the Warrenton bulk waste water is displayed in the below **Figure.**

Figure 36: Schematic Layout of the Warrenton Bulk Waste Water System (From 2021 Magareng Municipality Records)



The Warrenton WWTW is an extended aeration activated sludge process with an average design flow of 2 Mℓ/day and can be seen in the aerial photo in the below **Figure.**

Figure 37: Aeration Activated Sludge Process (From 2021 Magareng Municipal Records)



The above process in Figure 43 consists of the following infrastructure:

1. Inlet Works
2. Horizontal Aerator 1
3. Horizontal Aerator 2
4. Horizontal Aerator 3
5. Horizontal Aerator 4
6. Aeration Basin with Horizontal Flow Channels
7. Clarifier
8. Pumps to Anaerobic Process and to Sludge Drying Beds
9. Sludge Drying Beds (Concrete Surface)
10. Maturation Pond
11. Pumps for Excess Water to Anaerobic Process
12. Storeroom
13. Vacuum Sewer Pumps
14. Chlorination Contact Channel

6.3.6 Warrenton Surrounding Pump Stations

According to the 2021 Municipal Records, the details of the surrounding pump stations are summarised as seen in the **Table** below. Each pump station consists of two alternating pumps.

Table 34: Details of Surrounding Pump Stations in Warrenton (From 2021 Municipal Records)

Pump Station	Model and Make	Impeller Diameter	Speed	Motor	Capacity/Duty Point
Ikhutseng PS	LEO 2AC400H	234mm	2900rpm	4kW, 380V	4.25 ℓ/s @45m
N12 PS	LEO 2AC400H	234mm	2900rpm	4kW, 380V	4.25 ℓ/s @45m
Warrenvale	EO AC400H	234mm	2900rpm	4kW, 380V	4.25 ℓ/s @45m

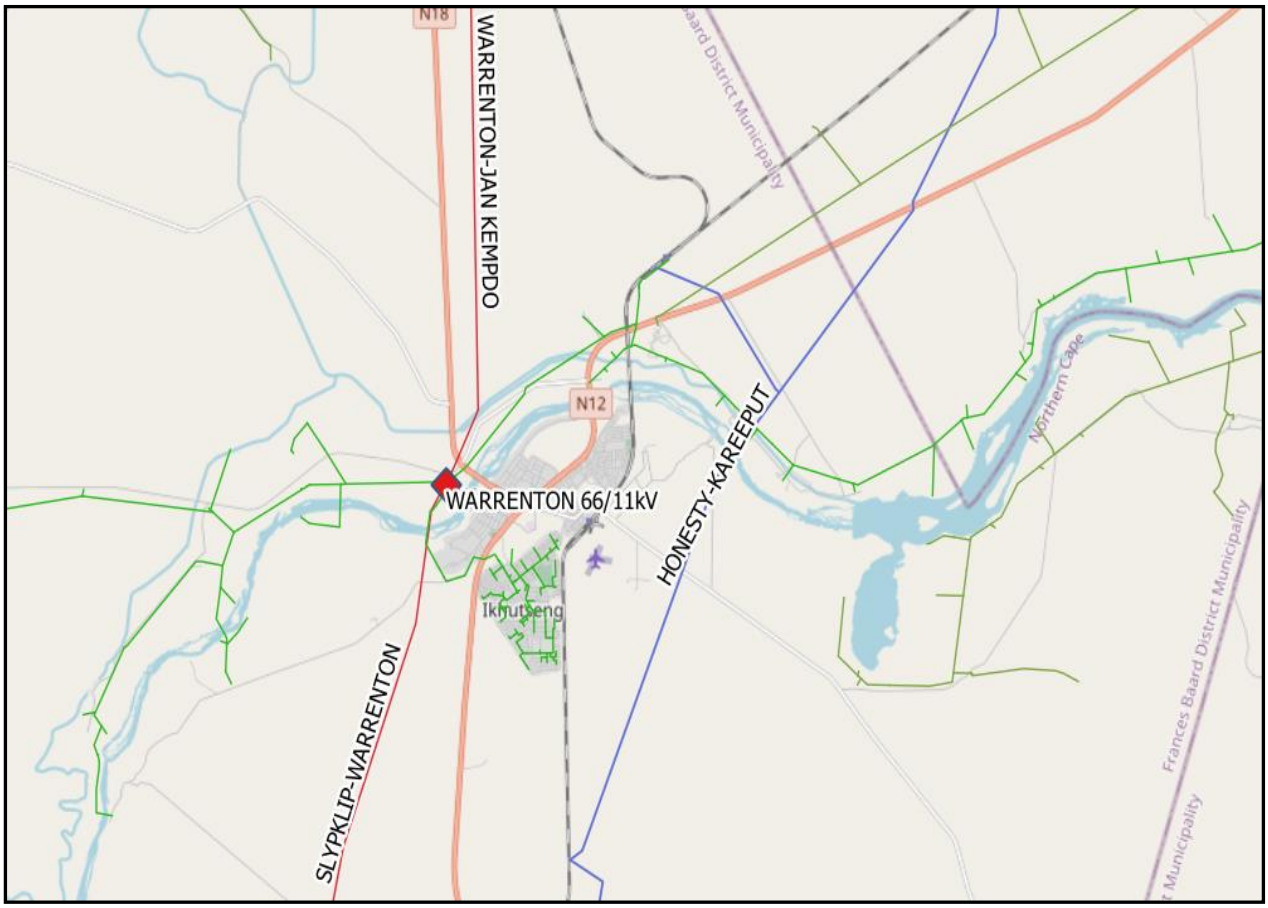
Bulk Water and Sanitation Infrastructure Conclusion

It is recommended that the Municipality have a masterplan study done, or if a masterplan study is available, that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments.

6.3.7 Existing Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 66kV and 132kV high voltage overhead lines feeding to the Warrenton 66/11kV substation, operated by ESKOM Distribution. This substation is used by as intake substation to the town of Warrenton, which is serviced by the Municipality. ESKOM Distribution services the neighbourhood of Ikhutseng at 11kV voltage level. The medium voltage networks within the town are operated at 11kV voltage level. There are 132kV high voltage overhead lines around the town of Warrenton, mainly servicing the railway traction substations in the area.

Figure 38: Bulk Electricity Infrastructure of Warrenton



6.3.8 Bulk Electricity Infrastructure Conclusion

It is recommended that a masterplan be done or if a master plan is available that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments. This planning framework must include the areas serviced both by the Municipality and by ESKOM Distribution, with planning provided separately for each town.

6.3.9 Magareng Municipal Roads Infrastructure

The Magareng Municipality is the owner and custodian of their road infrastructure. This section details the extent of the road network in terms of how it is classified and the condition of the paved and unpaved network. The road network is classified according to the RISFSA (Road Infrastructure Strategic Framework for South Africa). A summary of the RISFSA classification per road type of the Municipality is provided in the **Table** below.

Table 35: RISFSA Classes (Sourced from the Road Asset Management Plan (RAMP) **for 2021/2022**

Magareng Municipality	RISFSA: Road Length (km)					
	Class 1	Class 2	Class 3	Class 4	Class 5	Total Length
Paved Road	0.0	0.0	0.0	14.8	33.6	48.4
Unpaved Road	0.0	0.0	0.0	3.2	55.3	58.5
Total	0.0	0.0	0.0	18.0	88.9	106.9
Percentage	0.0%	0.0%	0.0%	16.8%	83.2%	100.0%

The general condition of the paved (flexible) and unpaved road network is described by the Visual Condition Index (VCI) and the Visual Gravel Index (VGI), obtained through visual assessment data, respectively. The indices consider the surfacing condition in terms of the structural and functional condition for roads through the degree and extent of occurrence of distress. A detailed summary describing the categories of the VCI and VGI, which range from very poor to very good, can be seen below**.**

Table 36: Visual Condition Categories for Paved and Unpaved Roads (Sourced from the Road Asset Management Plan (RAMP) **for 2021/2022**

Condition Category	VGI Range	Category Description
Very Poor	0 - 30	The road is in imminent danger of structural failure and requires substantial renewal or upgrading.
Poor	30 - 50	The road needs significant renewal or rehabilitation to improve its structural integrity.
Fair	50 - 70	Some clearly evident deterioration would benefit from preventative maintenance or requires renewal of isolated areas.
Good	70 - 85	The road is still in a condition that only requires routine maintenance to retain its condition.
Very Good	85 - 100	The road is still new, and no problems are experienced.

The below **Table and Figures** depicts the different categories of the VCI and VGI for the condition of the paved and unpaved Municipal road network.

Table 37: Condition of Paved and Unpaved Roads (Sourced from the Road Asset Management Plan (RAMP) **for 2021/2022**

Magareng Municipality	Road Length %					
	Very Poor	Poor	Fair	Good	Very Good	Total Length
Paved Road	0%	8%	26%	35%	31%	47.6
Unpaved Road	0%	0%	4%	29%	67%	57.4
Total	0%	8%	30%	64%	98%	105

Figure 39: Conditions of Paved and Unpaved Road Lengths (%)

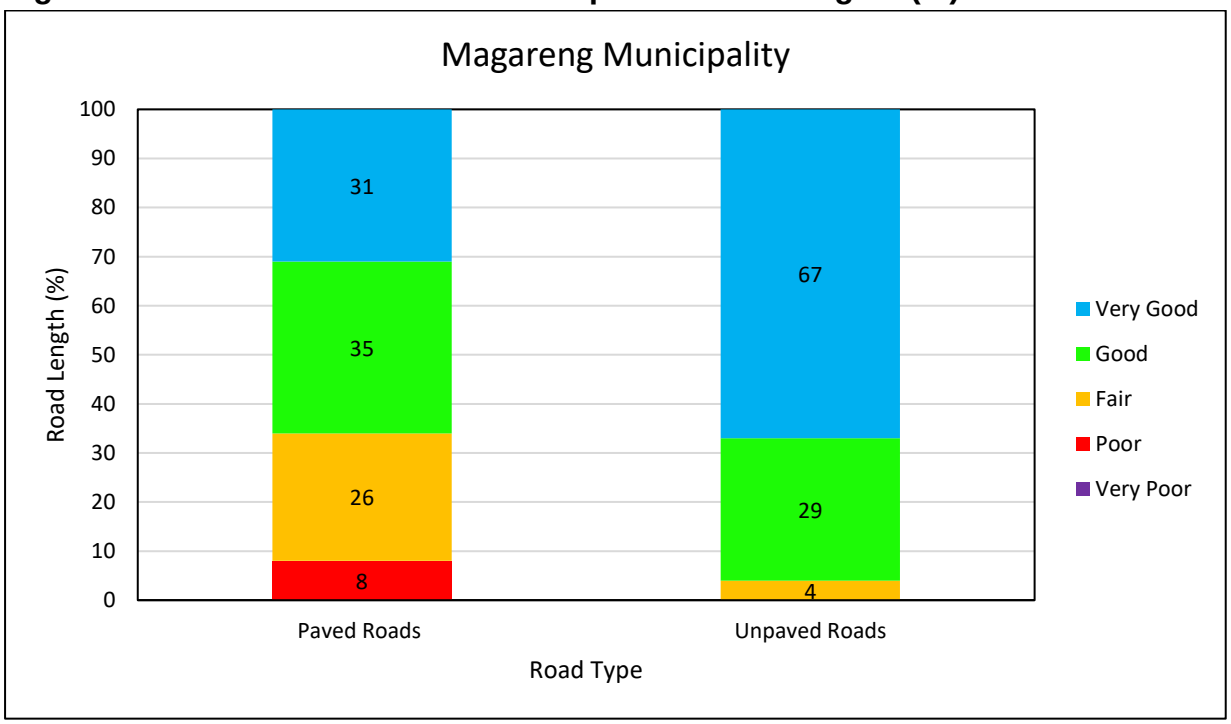
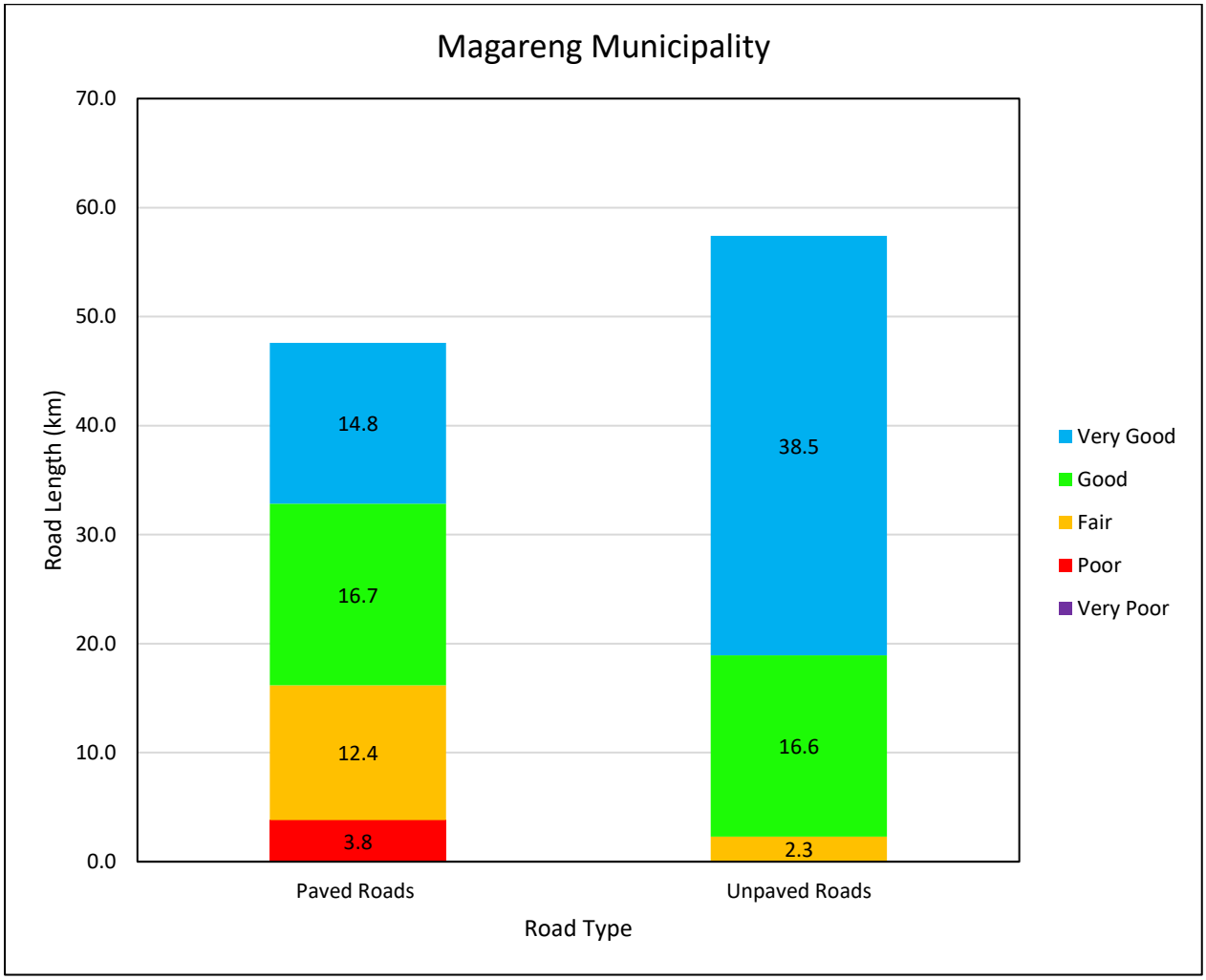


Figure 40: Condition of Paved and Unpaved Road Lengths (km)



6.4 Phokwane Local Municipality

6.4.1 Existing Bulk Water and Sanitation Infrastructure

6.4.1.1 Pampierstad Bulk Water Infrastructure

Raw water is abstracted from the Vaalharts Irrigation Scheme Canal and stored in a 24 Mℓ concrete lined dam (PPS Res-9) which belongs to Bloem Water.

6.4.2 Pampierstad Water Treatment Capacity

The raw water is pumped to the 9.6 Mℓ/day WTW where it is stored in two concrete lined storage dams of 28 Mℓ each (PPS Res-6 & PPS Res-7) and from there it is pumped to the inlet works. Purified water from the WTW is collected in a 550 kℓ sump tank (PPS Res-8) from where it is pumped via two rising mains (230mm and 300mm diameter AC pipelines) to the main storage reservoir (PPS Res-1). The Municipality is planning to upgrade the water supply pipeline with a 315mm diameter uPVC pipeline from the Pampierstad WTW (PPS Res-8) to the main reservoir.

6.4.3 Pampierstad Storage Reservoirs

The main reservoir site has one ground level concrete reservoir (PPS Res-1) and a concrete tower reservoir (PPS Res-2) with capacities of 6.5 Mℓ and 700 kℓ respectively. The latter is currently not operational due to electrical issues at the pumping station. Water gravitates from the ground concrete reservoir into distribution networks of Pampierstad and its suburbs, except for the Sakhile area and the five Greater Taung villages. Water is pumped from the main reservoir site to a 2 Mℓ reservoir on the high lying areas near the Upper Majaekgoro village (PPS Res-3) via a 250mm diameter uPVC pipeline. Thereafter, the water flows by gravity via a 160mm diameter uPVC pipeline from PPS Res-3 to a smaller 500 kℓ reservoir (PPS Res-5) situated in close proximity to Mountain View village.

A 400mm diameter uPVC pipeline was recently constructed to supply water from the main storage reservoir (PPS Res-1) to the new 10 Mℓ storage reservoir situated on the high lying areas near the Upper Majaekgoro village (PPS Res-4).

The information in the **Table** below is a summary on storage reservoirs in use as part of the integrated bulk water distribution system in Pampierstad.

Table 38: Summary of Storage Reservoirs in Pampierstad

Reservoir/Location	Capacity (Mℓ)	Waterlevel / Notes	Elevation/Type
PPS Res-1 (Main Reservoir Site)	6.5	Top Waterlevel = 1089.27m Bottom Waterlevel = 1082.17m	Ground level
PPS Res 2 (Main Reservoir Site)	0.7	Top Waterlevel = 1106.9m Bottom Waterlevel = 1097.8m	Ground level
PPS Res 3		Top Waterlevel = 1171.9m Bottom Waterlevel = 1166.0m	High Ground
PPS Res 4	0	Recently Constructed	High Ground
PPS Res 5	.5	Top Waterlevel = 1169.25m Bottom Waterlevel = 1164.85m	Ground level
PPS 6 & 7 (Raw Water Storage)	28	Top Waterlevel = 1076.7m Bottom Waterlevel = 1074.26m	Concrete lined open dam
PPS 8 (WTW sump tank)	0.55	Top Waterlevel = 1076.7m Bottom Waterlevel = 1074.26m	Underground concrete reservoir
PPS 9 (Raw Water Storage)	24	Top Waterlevel = 1067.1m Bottom Waterlevel = 1064.4m	Concrete lined open dam

6.4.4 Pampierstad Internal Water Reticulation

An overview of the Pampierstad's bulk water infrastructure is shown in the **figures below.** The figures clearly indicate the topography of the water distribution network and water supply zones which differ in colour with their respective pipe diameters.

Figure 41: Bulk Water Infrastructure

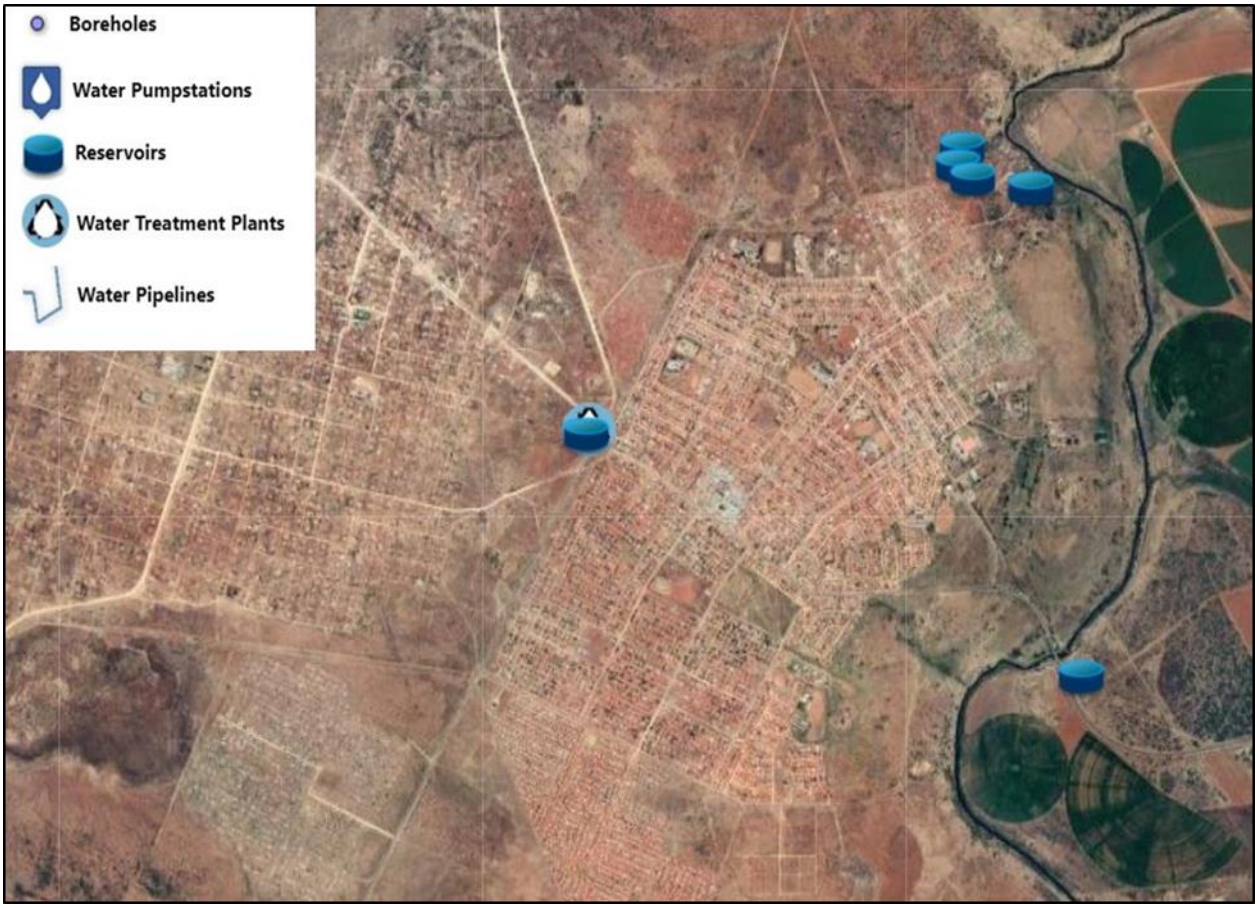


Figure 42: Topography and Internal Water Infrastructure Pampierstad (from 2021 Phokwane Municipal records)

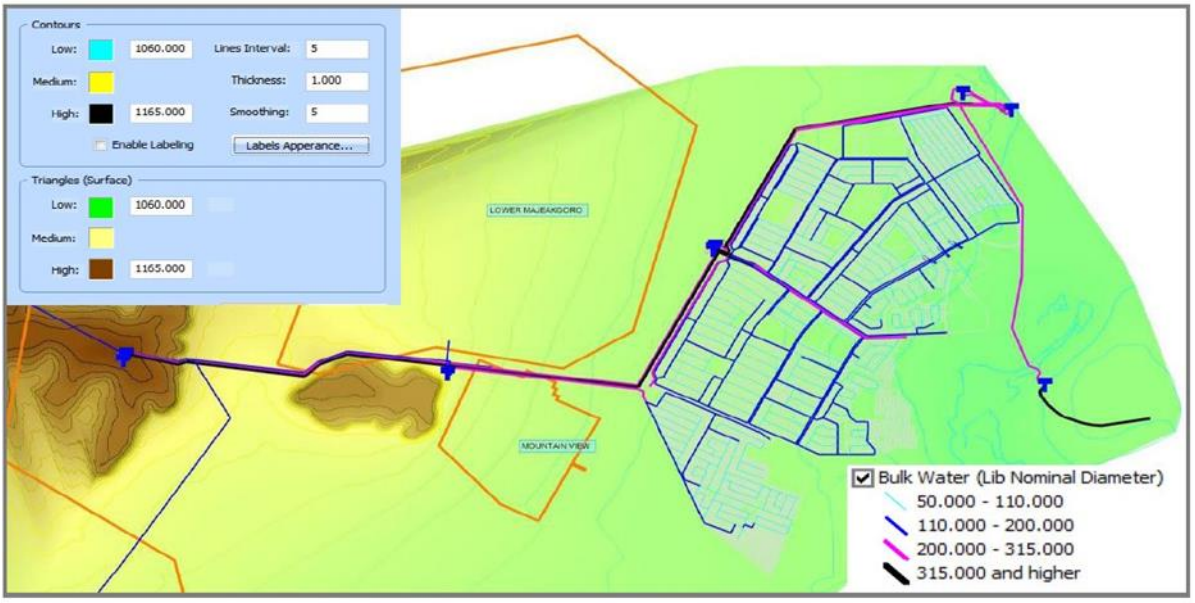
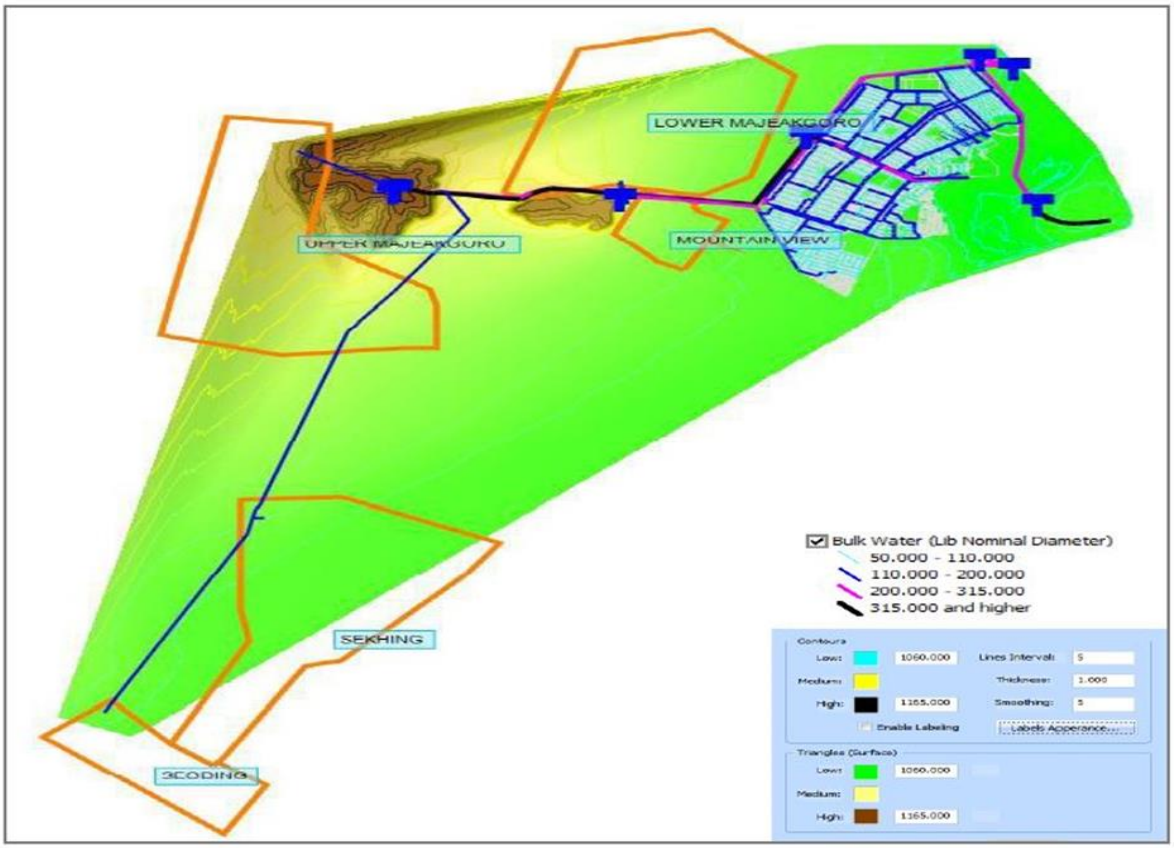


Figure 43: Topography and Bulk Water Infrastructure of Pampierstad



According to the 2021 Municipal records, the details of the surrounding pump stations are summarised as seen in the below **Table.**

Table 39: Details of Pumping Stations in the Pampierstad Supply Area (From 2021 Municipal Records)

Pump Station	Model and Make	Impeller Diameter	Speed	Motor	Configuration	Capacity/ Duty Point
WTW Potable PS	KSB ETA 125-400	404mm	1460rpm	45kW	3 x pumps (parallel)	200m^3/h
	KSB ETA 125-400	234mm	2900rpm	45kW	3 x pumps (parallel)	200m^3/h
	SB ETA 25-400	234mm	2900rpm	45kW	3 x pumps (parallel)	200m^3/h
Reservoir site PS	SB /KLn 100/5	265mm	1475RPM	45kW	2 x pumps (parallel)	104m^3/h
	SB /KLn 100/5	265mm	1475RPM	45kW	2 x pumps (parallel)	104m^3/h

6.4.5 Pampierstad Bulk Sanitation Infrastructure

The sewage is collected and flows in an eastward direction to the wastewater treatment plant which has a capacity of 4Ml. There are four sewer pump stations in the system. The bulk reticulation network consists of fiber cement, clay, reinforced concrete and uPVC pipes ranging from 110mm to 675mm diameter. An overview of Pampierstad's bulk sanitation infrastructure is shown in the **Figures below**. The figures clearly indicate the four existing sewer pump stations, pipe materials as well as the pipe diameters used, which differ in colour with their respective pipe diameters.

Figure 44: Bulk Sanitation Infrastructure of Pampierstad

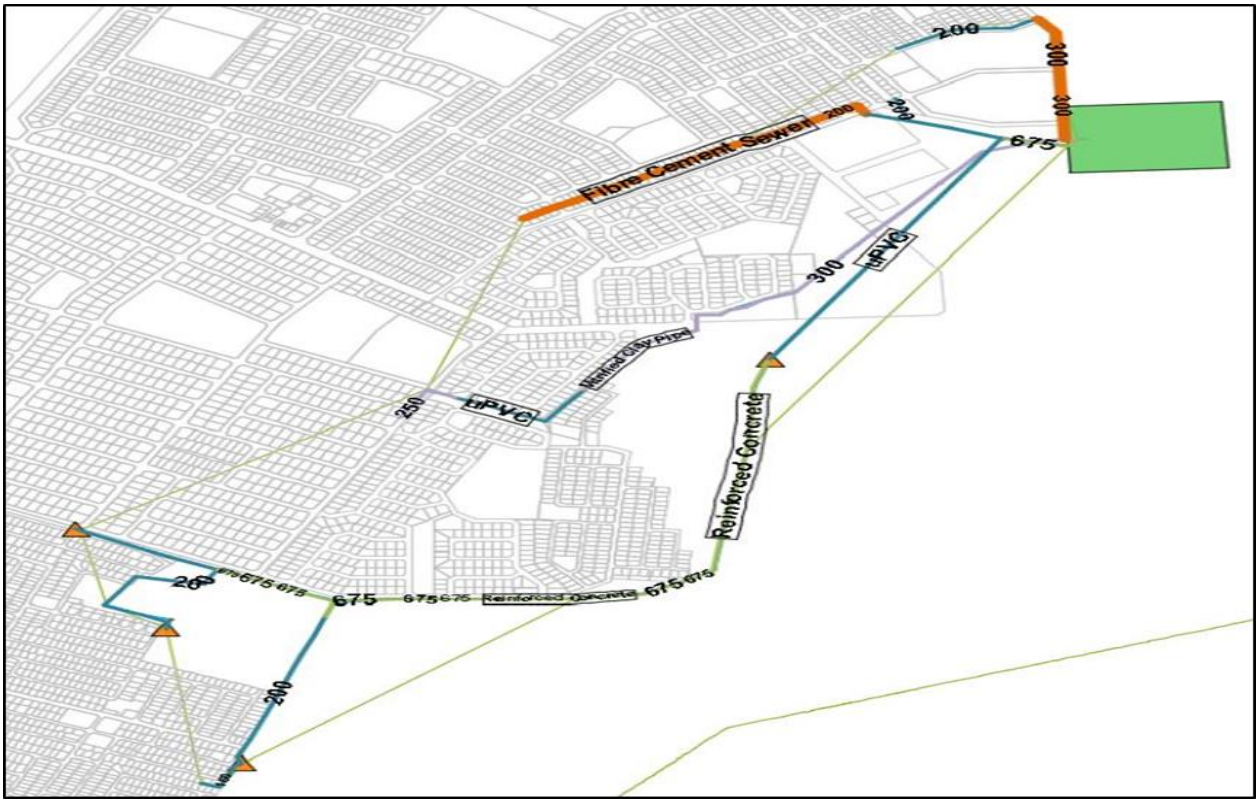


Figure 45: Bulk Sanitation Infrastructure of Pampierstad

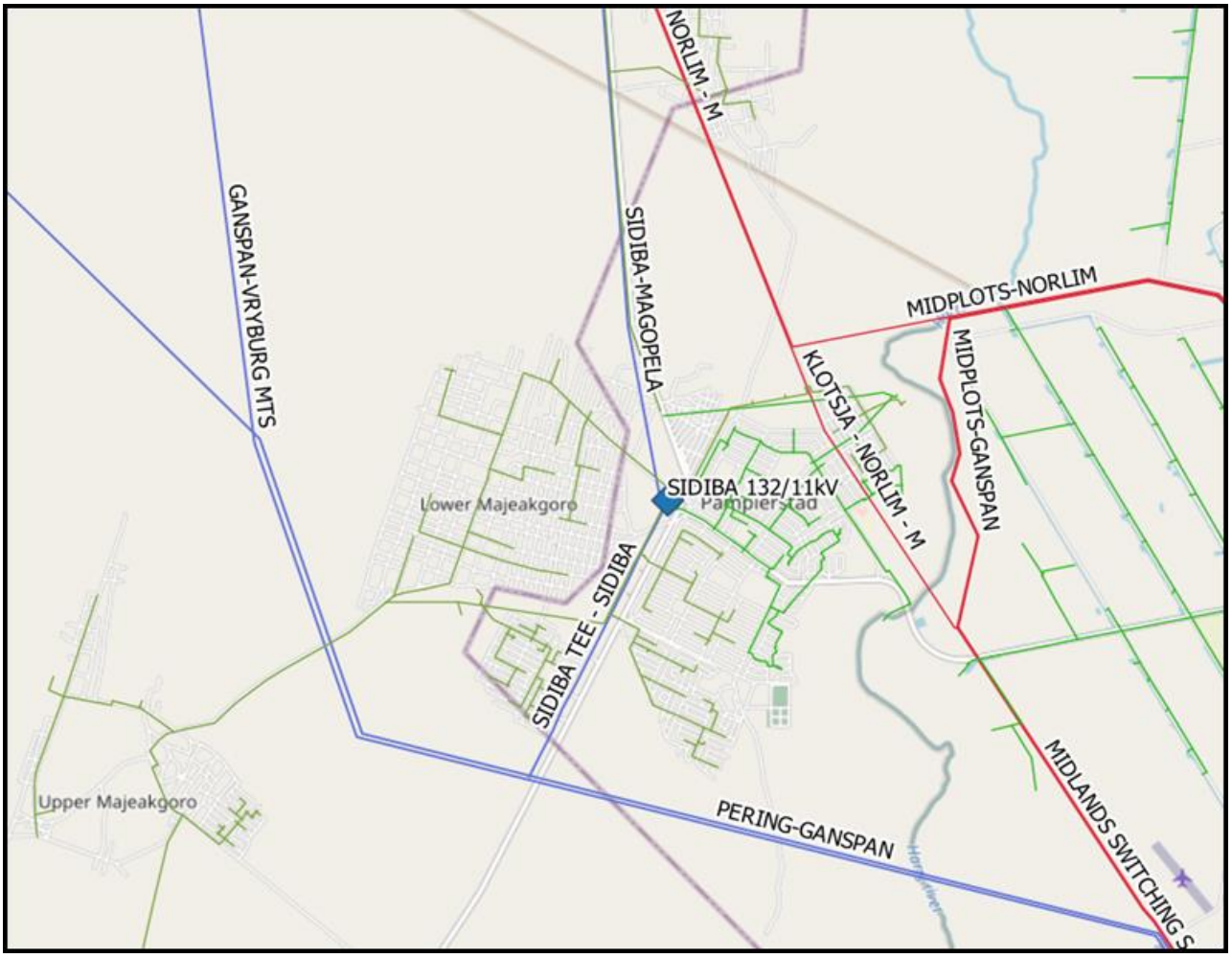
6.6.6 Bulk Water and Sanitation Infrastructure Conclusion

It is recommended that the Municipality have a masterplan study done, or if a masterplan study is available, that is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments.

6.6.7 Pampierstad Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 132kV high voltage overhead lines feeding to the Sidiba 132/22kV substation, operated by ESKOM Distribution. This substation is used as intake substation to the town of Pampierstad, which is serviced by ESKOM Distribution. The medium voltage networks are operated at 22kV voltage level.

Figure 46: Bulk Electricity Infrastructure of Pampierstad



6.6.8 Existing Bulk Water and Sanitation Infrastructure

6.6.8.1 Jan Kempdorp Bulk Water Infrastructure

Raw water is abstracted from the Vaalharts Irrigation Scheme Canal and stored in 2 x 28 Mℓ concrete lined dams in Jan Kempdorp (JK-Raw: JK Res-1 & Res-2) (interchangeable with each other).

6.6.8.2 Jan Kempdorp Water Treatment Capacity

The raw water is pumped to the inlet works of the Jan Kempdorp WTW which has a capacity of 7.5 Mℓ/day. Purified water from the WTW is then collected in 3 x 784 kℓ elevated steel tanks (JK Res-4, JK Res-5 & JK Res-6) and a ground reservoir with a capacity of 8.7 Mℓ.

6.6.8.3 Jan Kempdorp Storage Reservoir

Water flows by gravity from the 3 x 784 kℓ elevated steel tanks to the distribution network of the town. The connector pipelines to Jan Kempdorp range in sizes from 200-450mm in diameter. The information in the **Table** below is a summary on storage reservoirs in use as part of the integrated bulk water distribution system in Jan Kempdorp.

Table 40: Summary of Storage Reservoirs in Jan Kempdorp (From 2022 Municipal Feasibility Report)

Reservoir/Location	Capacity (Mℓ)	Waterlevel / Notes	Elevation/Type
JK Res-1 & 2 (Main Reservoir Site)	28	Top Waterlevel = 1162.35m Bottom Waterlevel = 1158.95m	Concrete lined open dam
JK Res 3 (Potable Water Storage Dam)	8.7	Top Waterlevel = 1166.4m Bottom Waterlevel = 1161.0m	Ground level concrete reservoir
JK Res 4, 5 & 6 (WTW Site)	.784	Top Waterlevel = 1186.6m Bottom Waterlevel = 1183.4m	Elevated Steel Reservoirs

6.6.8.4 Jan Kempdorp Internal Water Reticulation

The main town area of Jan Kempdorp is supplied from two reservoirs (JK Res-5 & JK Res-6). An overview of the Jan Kempdorp bulk water infrastructure is shown in **Figures below**. The figures clearly indicate the water distribution network, water supply zones which differ in colour with their respective pipe diameters.

Figure 47: Bulk Water Infrastructure of Jan Kempdorp

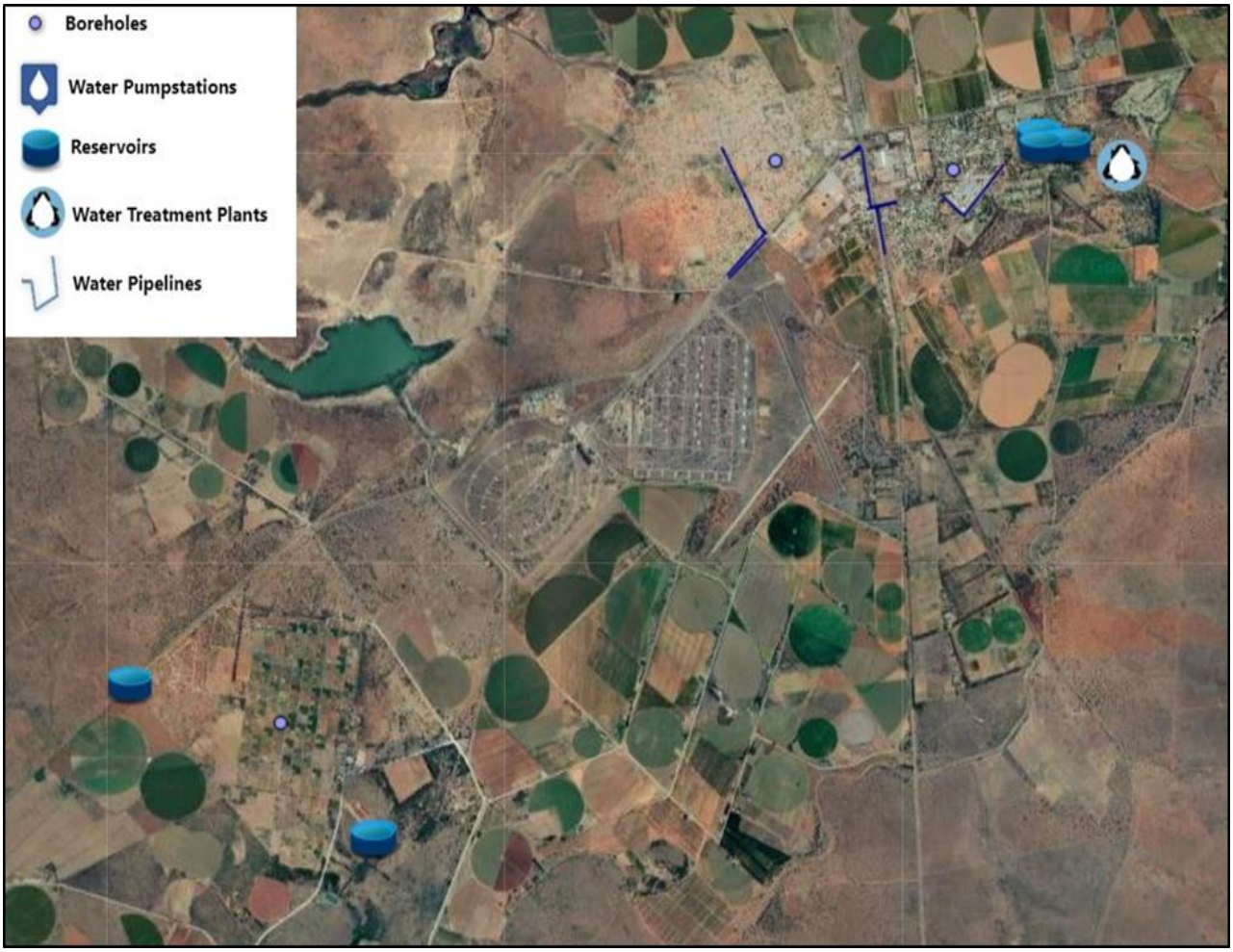


Figure 48: Topography and Bulk Water Infrastructure of Jan Kempdorp (From 2022 Municipal Feasibility Report)

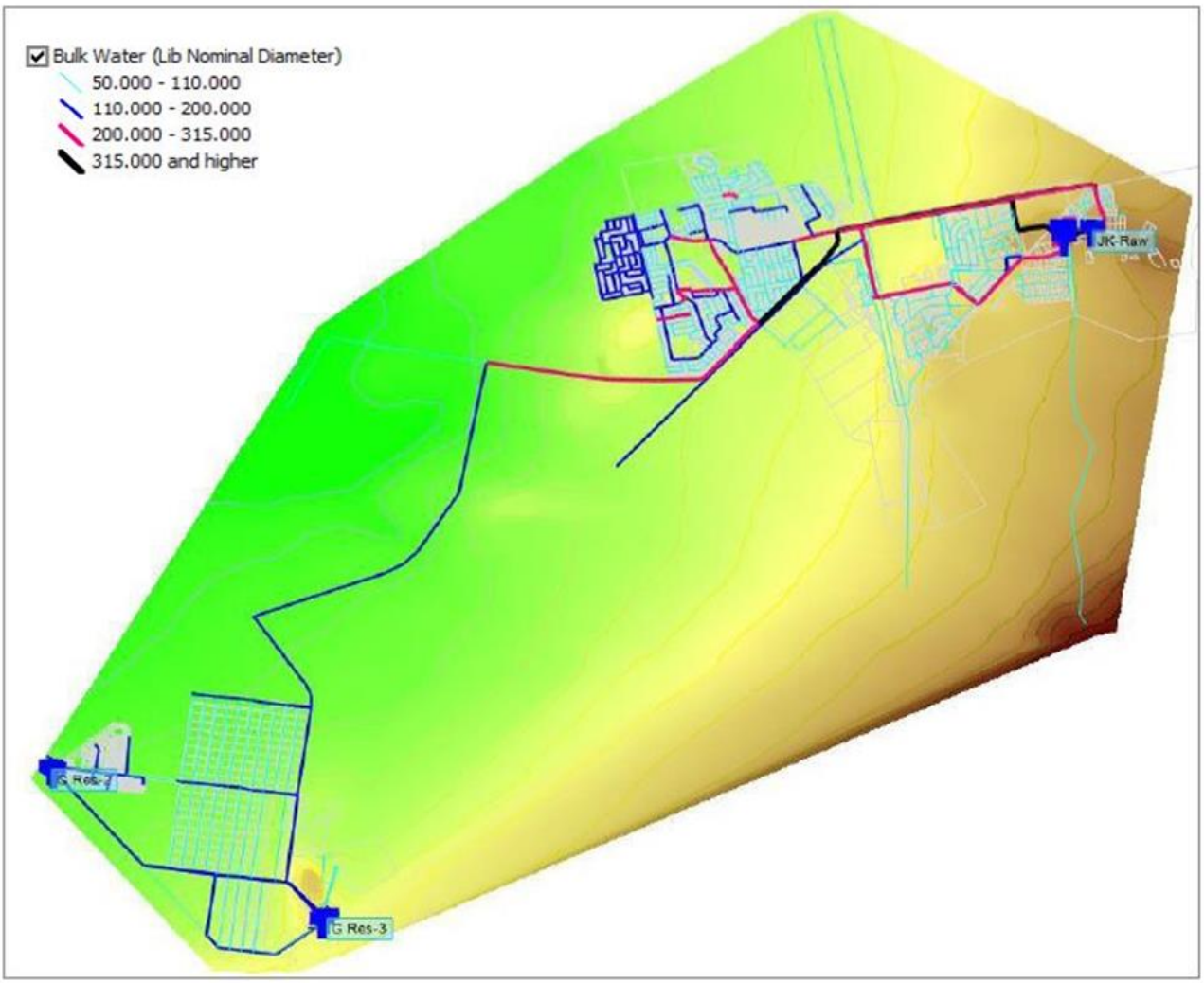


Figure 49: Bulk Water Infrastructure of Jan Kempdorp (From 2022 Municipal Feasibility Report)

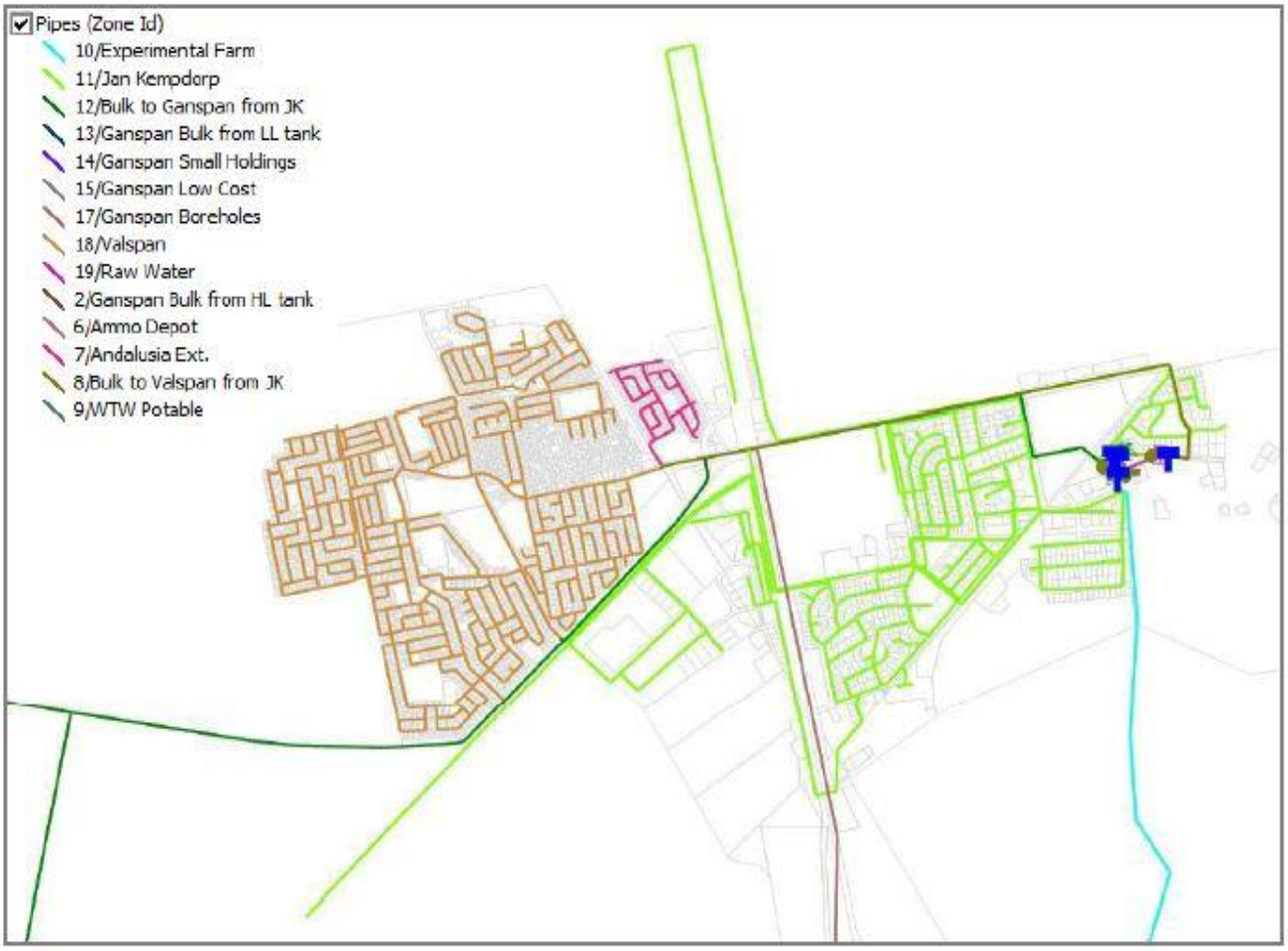
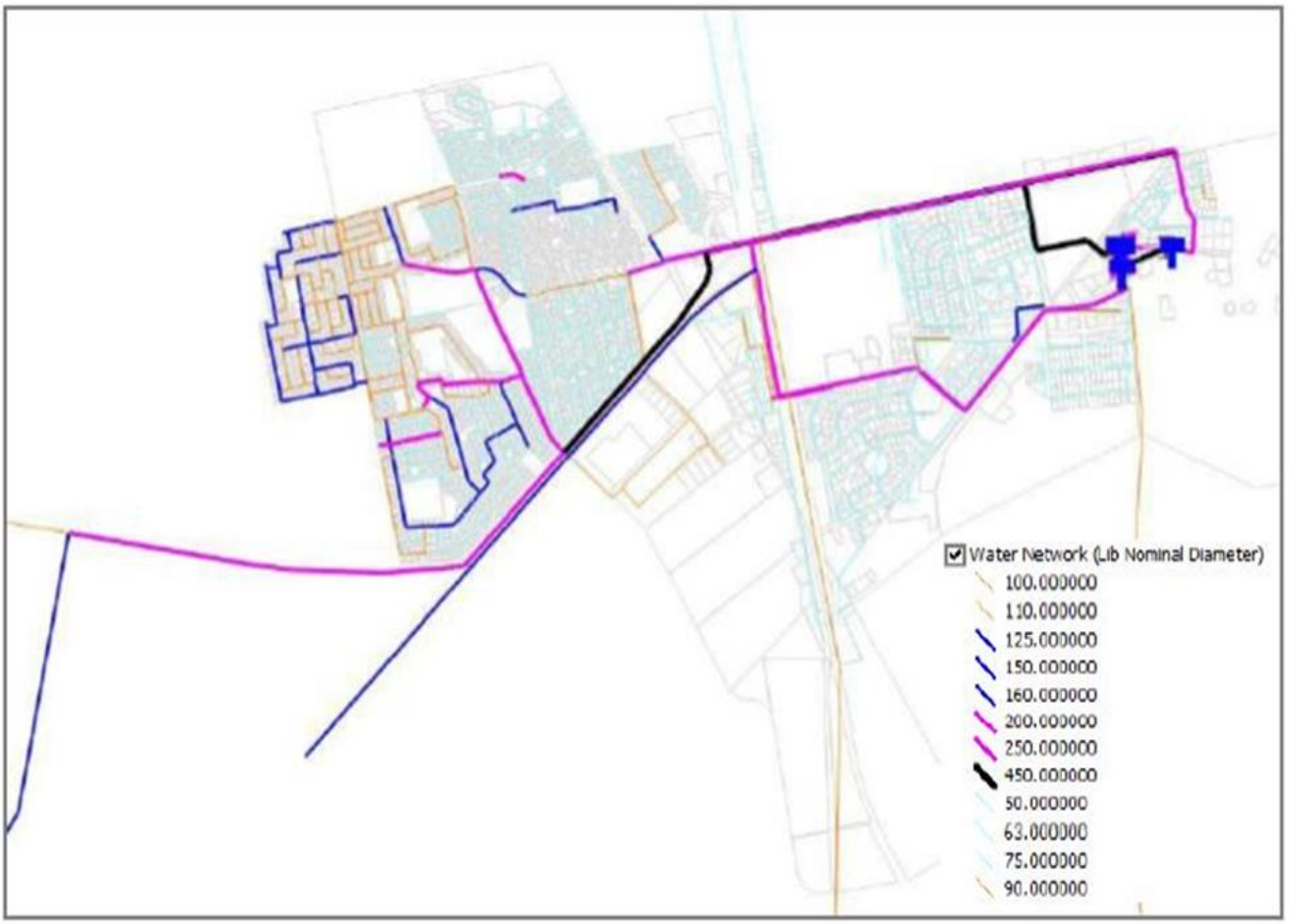


Figure 50: Bulk Water Infrastructure Jan Kempdorp (From 2022 Municipal Feasibility Report)



According to the 2022 Municipal Feasibility report on Jan Kempdorp the details of the surrounding pump stations are summarised as seen in the table below.

Table 41: Summary of Pump Stations in Jan Kempdorp (From 2022 Municipal Report)

Pump Station	Model and Make	Impeller Diameter	Speed	Motor	Configuration	Capacity/Duty Point
Jan Kempdorp WTW Potable Pumpstation	Rapid NT 200-315	333mm	1475rpm	75kW	2 x pumps (parallel)	No info
	Rapid NT 200-315 SG/C1/MS	333mm	1475rpm	75kW	2 x pumps (parallel)	No info

6.6.8.5 Jan Kempdorp Bulk Sanitation Infrastructure

Sewage is collected and flow in a westward direction to the wastewater treatment plant which has a capacity of 2.7ML/day situated in Valspan. There are four sewer pump stations in the system. The bulk reticulation network consists of fiber cement, clay and uPVC pipes ranging from 110mm to 400mm diameter. Refer to the figures below, which shows the schematic of the Jan Kempdorp bulk sanitation system:

Figure 51: Bulk Sanitation Infrastructure of Jan Kempdorp

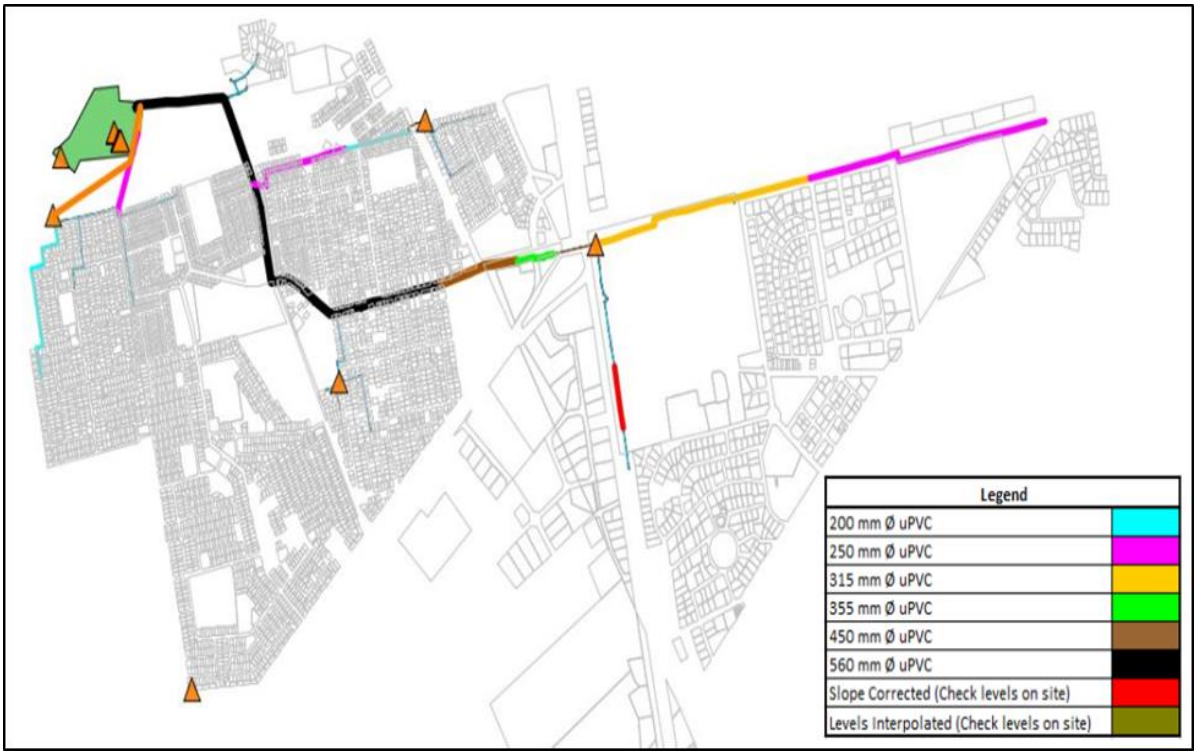
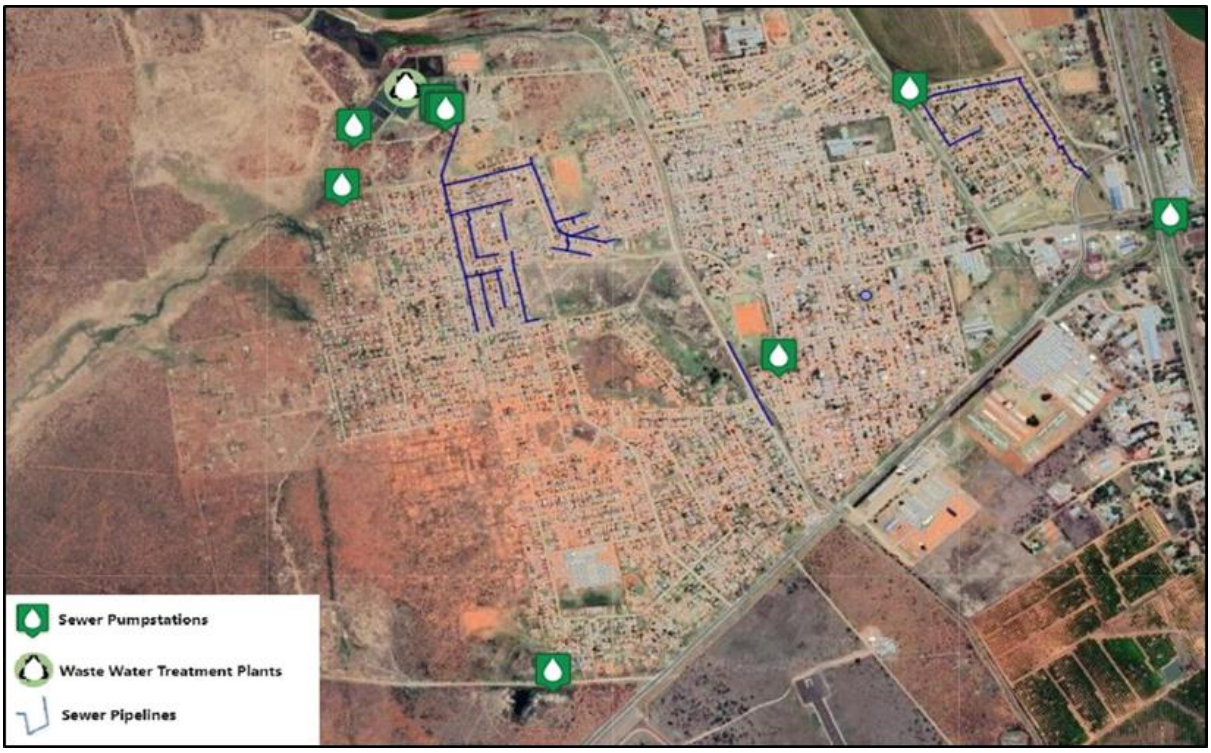


Figure 52: Bulk Sanitation Infrastructure of Jan Kempdorp



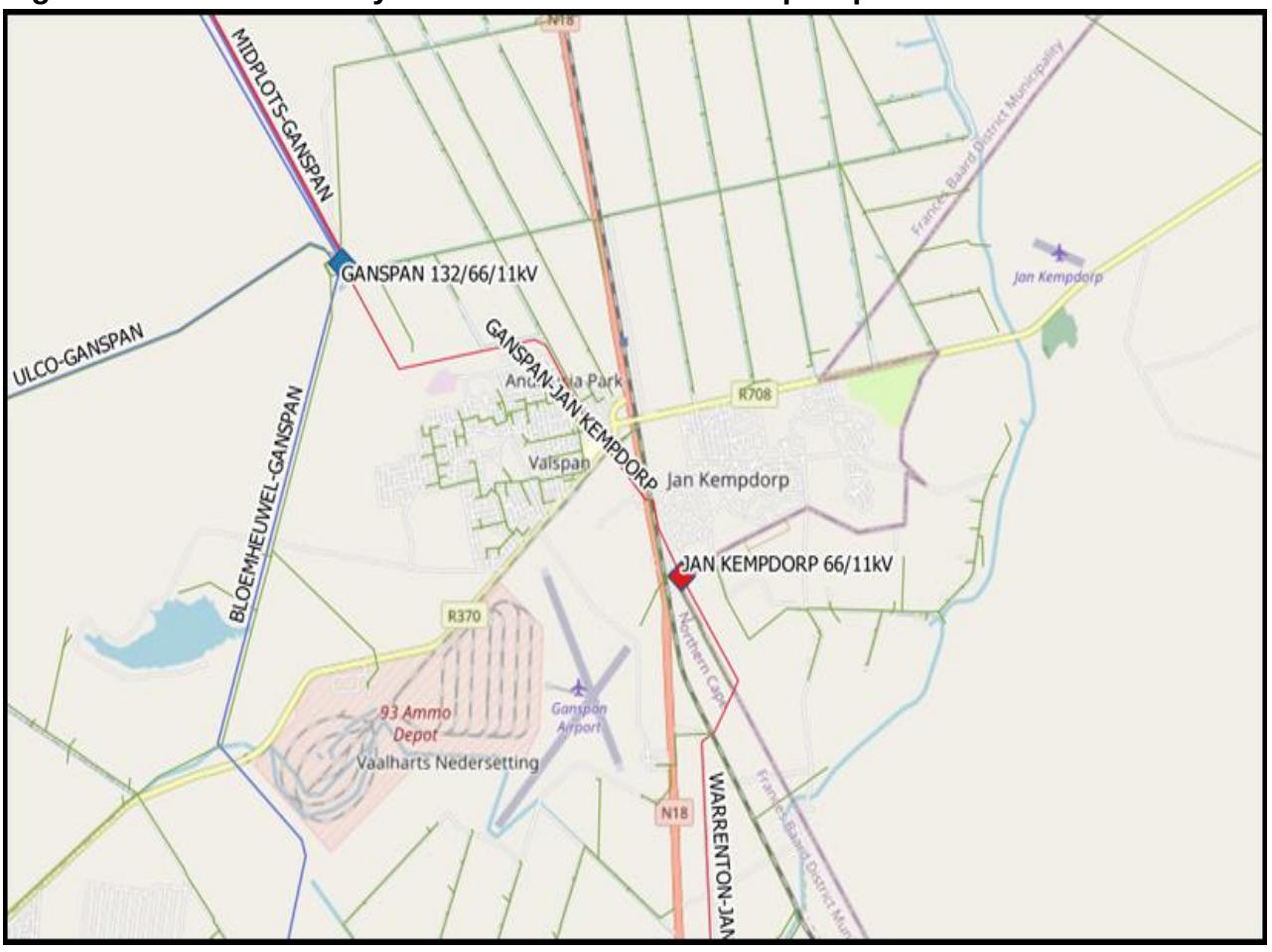
6.6.8.6 Bulk Water and Sanitation Infrastructure Conclusion

It is recommended that the Municipality have a masterplan study done, or if a masterplan study is available, that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments.

6.6.9 Jan Kempdorp Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 132kV and 66kV high voltage overhead lines feeding to the Ganspan 132/66/22kV substation, operated by ESKOM Distribution, and the Jan Kempdorp 66/11kV substation. The Jan Kempdorp substation is used as intake substation to the town of Jan Kempdorp, which is serviced by the Municipality. The medium voltage networks are operated at 11kV and 22kV voltage level.

Figure 53: Bulk Electricity Infrastructure of Jan Kempdorp



6.6.10 Existing Bulk Water and Sanitation Infrastructure

6.6.10.1 Ganspan Bulk Water Infrastructure

Raw water is abstracted from the Vaalharts Irrigation Scheme Canal and stored in 2 x 28 Mℓ concrete lined dams in Jan Kempdorp (JK-Raw: JK Res-1 & Res-2) (interchangeable with each other).

6.6.10.2 Ganspan Water Treatment Capacity

The raw water is pumped to the inlet works of the Jan Kempdorp WTW which has a capacity of 7.5 Mℓ/day. Purified water from the WTW is then collected in 3 x 784 kℓ elevated steel tanks (JK Res-4, JK Res-5 & JK Res-6) and a ground reservoir with a capacity of 8.7 Mℓ.

6.6.10.3 Ganspan Storage Reservoir

Once the raw water is treated at the Jan Kempdorp WTW the potable water is transported to two below-ground concrete reservoirs (G Res-4 & G Res-5) in Ganspan, through a 400mm diameter uPVC gravity pipeline that reduces to a 150mm diameter AC pipeline for the last section. The two reservoirs are interchangeable with each other and each has a capacity of 268kl. Water is pumped from the ground reservoirs to an elevated steel tank (G Res-3) with a capacity of 196kl, from where it gravitates to two elevated steel tanks (G Res-1 & G Res-2) having a combined capacity of 552kl (465kl + 87kl). Water then flows by gravity from the elevated steel tanks into the Ganspan Old Development network.

The information in the **Table** below is a summary on storage reservoirs in use as part of the integrated bulk water distribution system in Ganspan.

Table 42: Summary of Storage Reservoirs in Ganspan (From 2022 Municipal Feasibility Report)

Reservoir/Location	Capacity (Mℓ)	Waterlevel / Notes	Elevation/Type
G Res-1 (Main Reservoir Site)	0.465	Top Waterlevel = 1141.88m Bottom Waterlevel = 1137.58m	Elevated Steel Tanks
G Res 2 (Main Reservoir Site)	0.087	Top Waterlevel = 1140.68m Bottom Waterlevel = 1137.58m	Elevated Steel Tanks
G Res 4 &5	.268	Top Waterlevel = 1186.6m Bottom Waterlevel = 1183.4m	Underground Concrete Reservoirs

6.6.10.4 Ganspan Internal Water Reticulation

The Ganspan Settlement area is supplied by water from the 150mm diameter AC gravity bulk pipeline that is linked to the two below-ground reservoirs. The Settlement reticulation on the northern side of Ganspan is also supplied by the 150mm diameter AC gravity bulk pipeline that changes to a 150mm steel pipeline towards the two below-ground reservoirs. A separate 150mm steel pipeline supplies water from the below-ground reservoirs to the Settlement reticulation on the southern side. An overview of the Ganspan bulk water infrastructure is shown in the **Figures below**. The figures clearly indicate the water distribution network and water supply zones which differ in colour with their respective pipe diameters.

Figure 54: Ganspan Bulk Water Infrastructure (Including Jan Kempdorp in the Top Right Corner)

Figure 55: Ganspan Internal Water Infrastructure (From 2022 Municipal Feasibility Report)

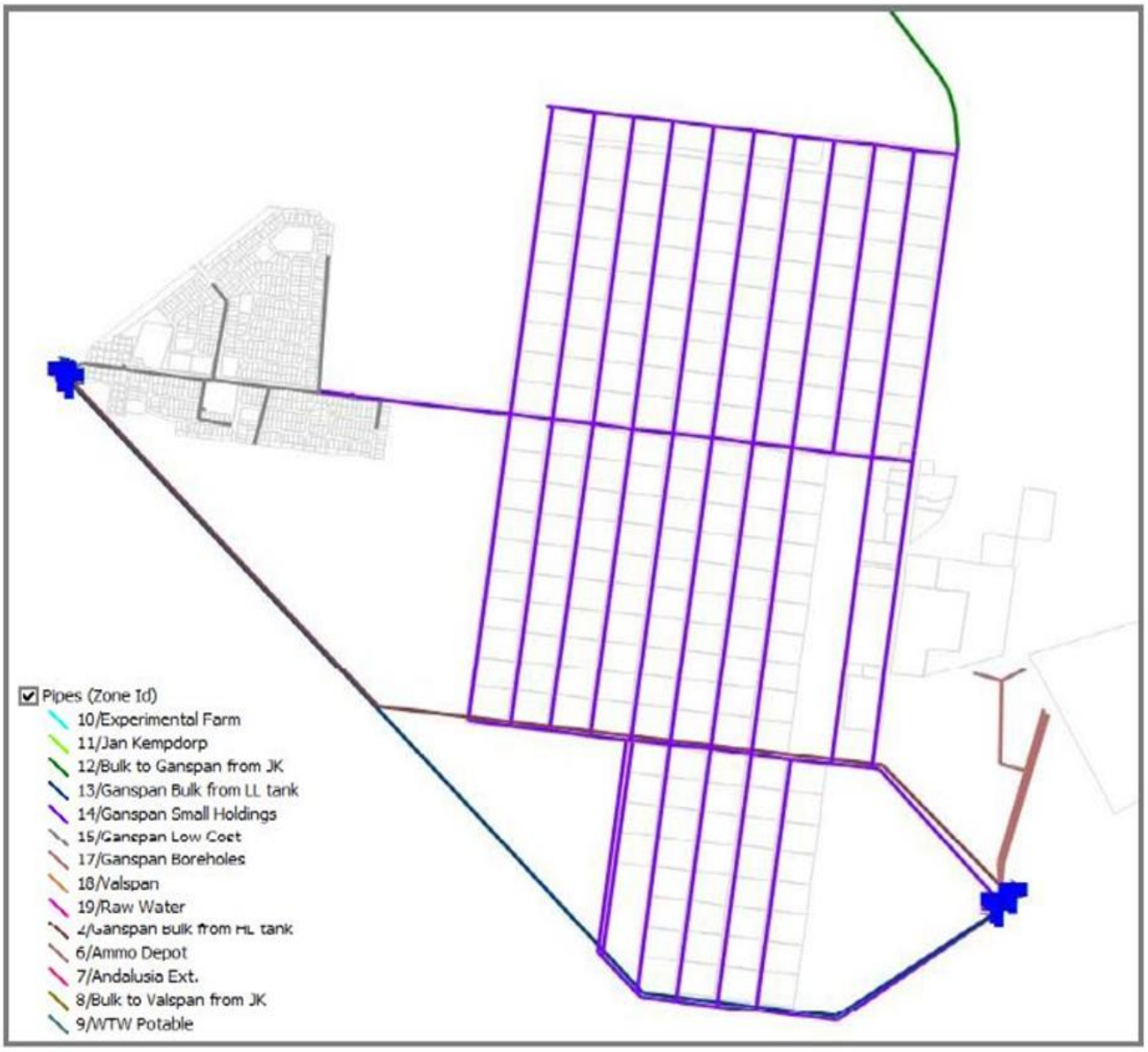


Figure 56: Ganspan Bulk Water Infrastructure (From 2022 Municipal Feasibility Report)

Unfortunately, no information could be obtained of the surrounding pump stations barring its configuration as seen in the below **Table.**

Table 43: Summary of Pump Stations in Ganspan (From 2022 Municipal Feasibility Report)

Pump Station	Model and Make	Impeller Diameter	Speed	Motor	Configuration	Capacity/Duty Point
Ganspan	No info	No info	No info	No info	2 x pumps (parallel)	No info

6.6.10.5 Ganspan Bulk Sanitation Infrastructure

There is currently no waterborne sewer gravitational networks in Ganspan. Households in Ganspan use on-site sewer systems. Therefore, the Municipality plan to implement the following sanitation projects in Ganspan as indicated in the **below Table.**

Table 44: Land Development Project Descriptions (From 2022 Municipal Feasibility Report)

Project No.	Town	Project Description	Income Group	No. of Erven
4	Ganspan	Household sewer connections -531 stands	Low	531
23	Ganspan	Installation of water connection for 50 sites (R/h side of 93 plots) (VIP toilets/French drains)	Low	50
24	Ganspan	Water and Sanitation for 144 stands	Low	144
60	Ganspan	Formalization of informal settlement – Water and Sanitation for 150 stands – Phase 2	Low	150
63	Ganspan	Subdivision of erf 1388 – Water and Sanitation for 8 stands	Low	8

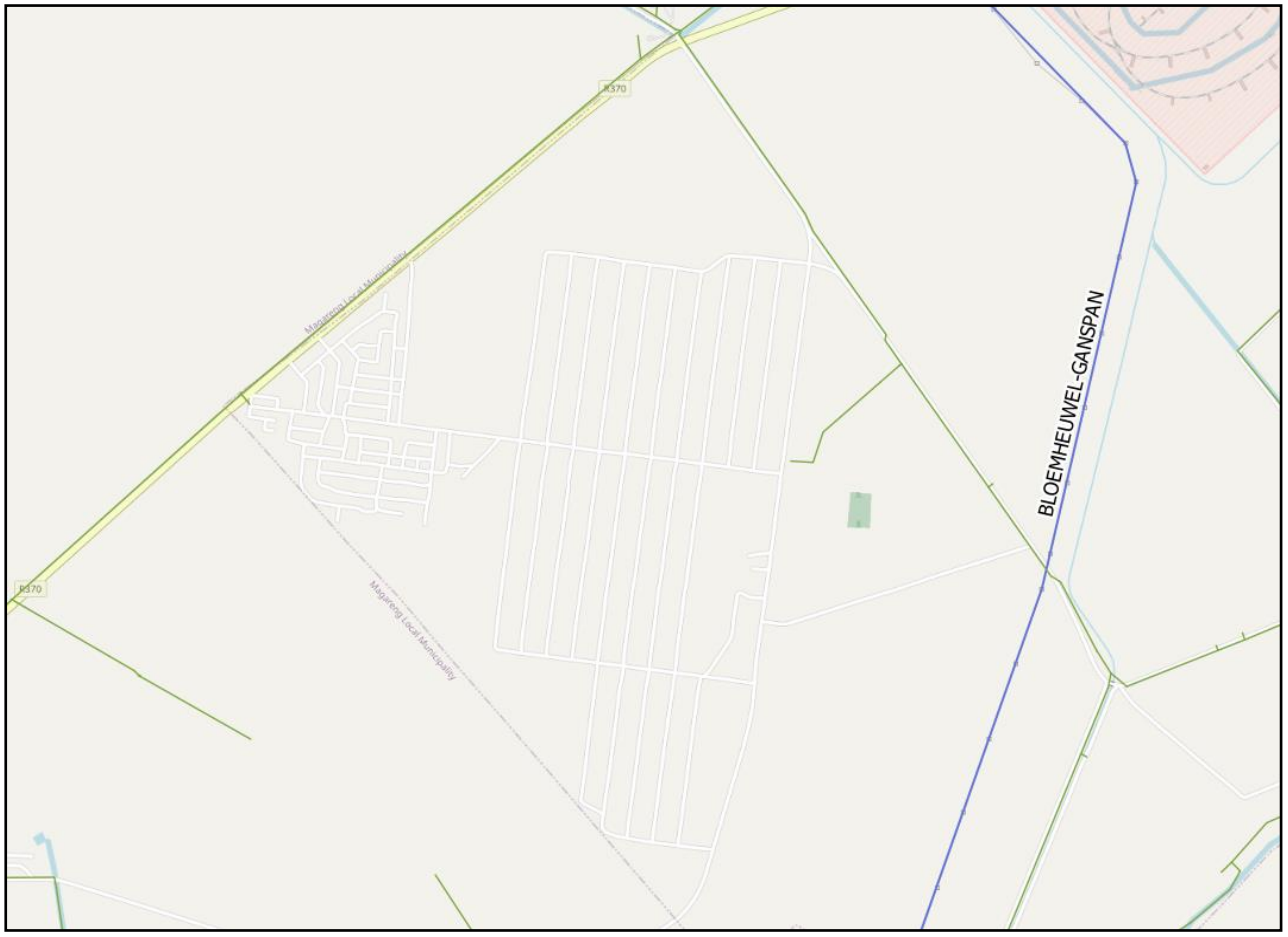
6.6.10.6 Bulk Water and Sanitation Infrastructure Conclusion

It is recommended that the Municipality have a masterplan study done, or if a masterplan study is available, that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments.

6.6.11 Ganspan Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 132kV high voltage overhead lines feeding to the Ganspan 132/66/11kV substation, operated by ESKOM Distribution. The medium voltage networks within the town are operated by the municipality at 11kV voltage level.

Figure 57: Bulk Electricity Infrastructure of Ganspan



6.6.12 Magagong Bulk Water and Sanitation Infrastructure

The Magogong Station area falls outside the boundaries of Phokwane Municipality where it consists of a few houses at the old station and are currently supplied with water from a nearby borehole and tank. The Municipality plan to design and construct a water and sanitation system for the Magagong Station area. These recommendations should be included in a masterplan report, should the Municipality decide to have a masterplan study done. Therefore, the evaluation of the water supply and sanitation system infrastructure does not form part of the scope of this report.

6.6.13 Magagong Bulk Electricity Infrastructure

The Magagong area is serviced by 22kV medium voltage networks operated by ESKOM Distribution, under their Free State operating unit; thus, evaluation of the bulk electricity infrastructure does not form part of the scope of this report.

6.7 Existing Bulk Water and Sanitation Infrastructure

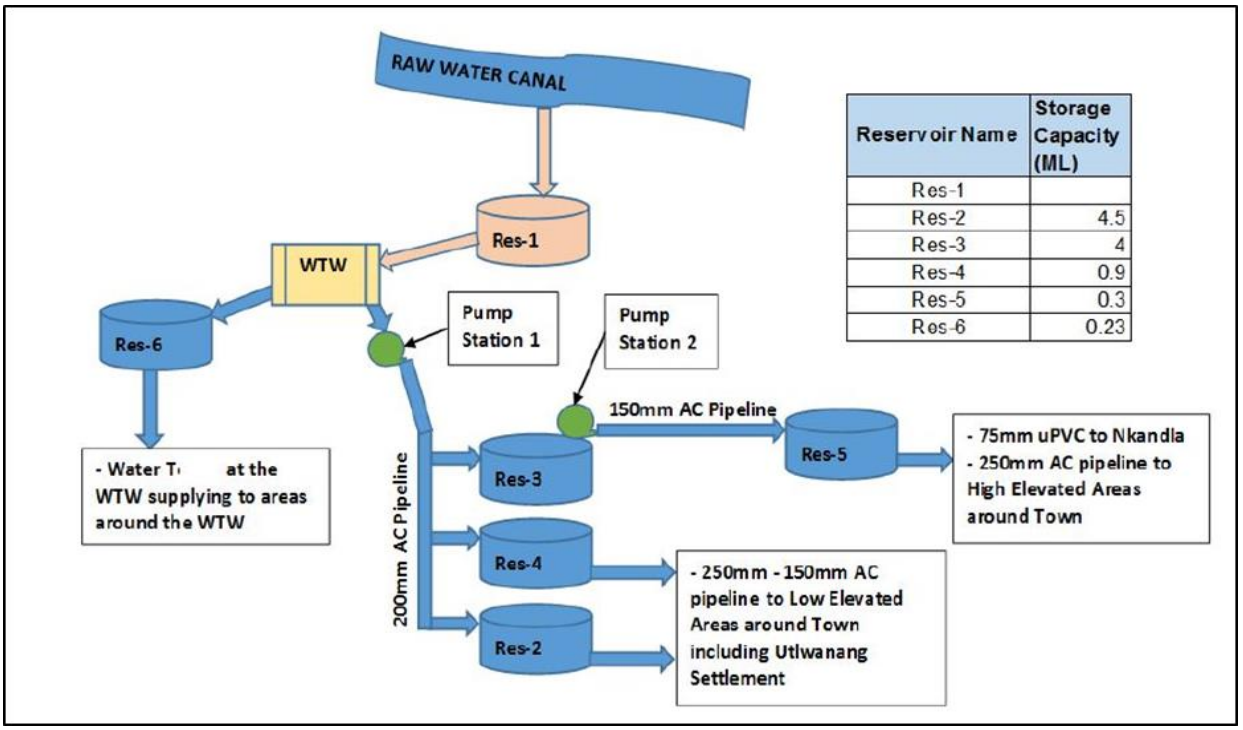
6.7.1 Hartswater Bulk Water Infrastructure

Hartswater is supplied with raw water abstracted from the Vaalhaarts Irrigation Scheme Canal which belongs to Bloem Water.

6.7.2 Hartswater Water Treatment Capacity and Storage Reservoirs

The Hartswater bulk water supply system consists of a raw water reservoir, water treatment plant, two main pumping stations and five potable water reservoirs. Refer to the **Figure** below, which shows the schematic of the Hartswater bulk water supply system.

Figure 58: Schematic of the Hartswater Bulk Supply System (From 2019 Phokwane Municipal Records)



6.7.3 Hartswater Internal Water Reticulation

The Hartswater water supply system is currently divided into three water supply zones as mentioned above. Both the high and low elevated areas are situated east of town including the Utlwanang settlement. However, the main town and industrial areas are located south and west of the town respectively. The connector pipeline supplying the high elevated area starts off as a 250mm diameter Asbestos Cement (AC) line at the Langeberg reservoir which gradually reduces to 200mm diameter AC line in Korhaan Street and then further reduces to a 150mm diameter AC line for supply to the Langeberg factory to the east of Hartswater.

The main town area is supplied with water through separate 200mm & 300mm diameter AC gravity connector lines from Res-2 and Res-4 respectively. A separate 200mm diameter AC gravity connector line from Res-3 also feeds into the distribution network with ranging pipe sizes from 75mm to 150mm in diameter. Most of the Bulk pipelines of the distribution network are Asbestos Cement pipelines

Figure 59: Bulk Water Infrastructure of Hartwater

6.7.4 Hartswater Bulk Sanitation Infrastructure

Sewage is collected and flow under gravity to the existing wastewater treatment works which has a capacity of 1.2Ml. The bulk reticulation network consists of fiber cement and clay pipes ranging from 200mm to 400mm diameter. Refer to the **Figures** below, which shows the schematic and an aerial view of the Hartswater bulk sanitation system:

Figure 60: Bulk Sanitation Infrastructure of Hartswater

Figure 61: Bulk Sanitation Infrastructure of Hartswater

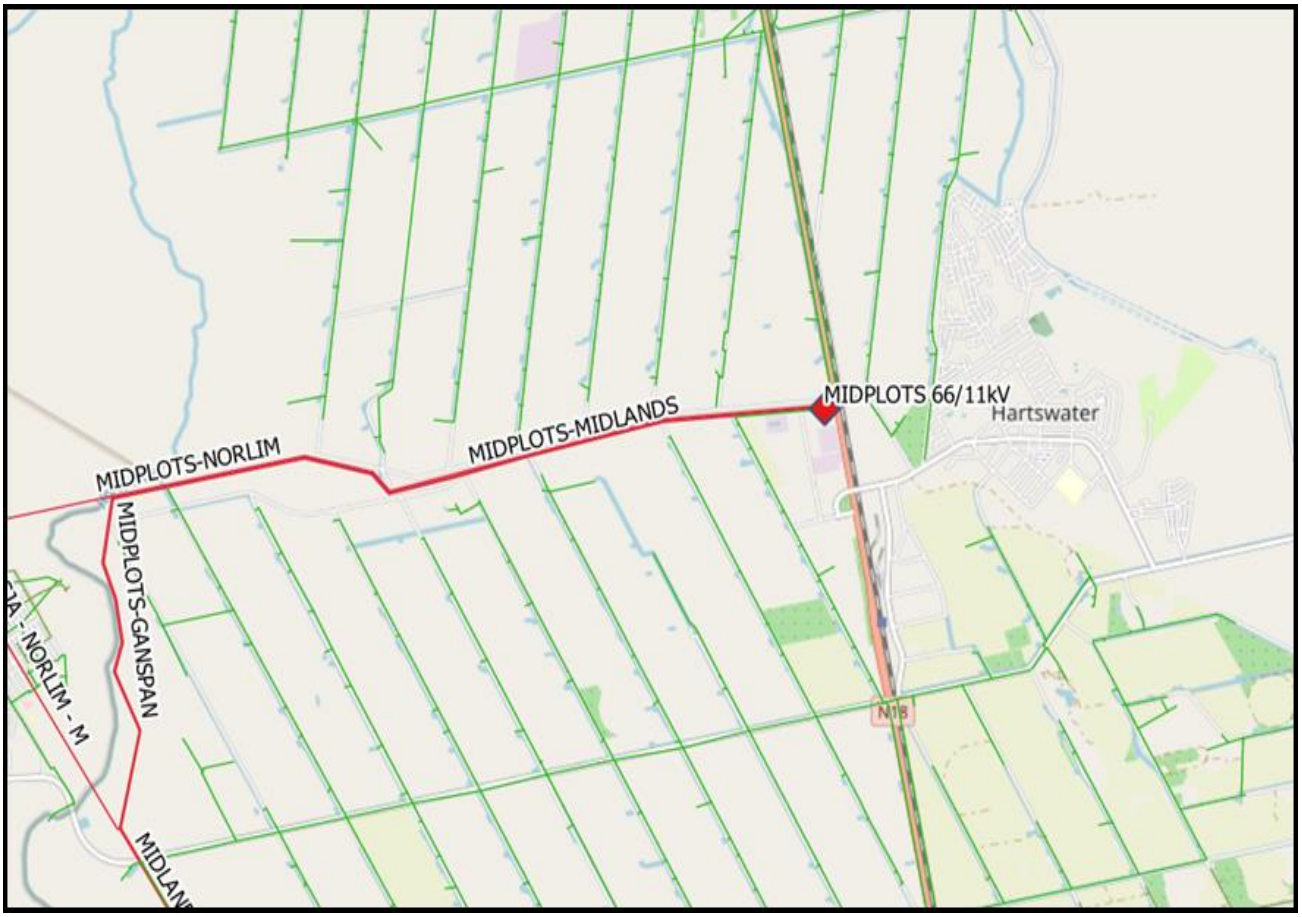
Bulk Water and Sanitation Infrastructure Conclusion

It is recommended that the Municipality have a masterplan study done, or if a masterplan study is available, that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments.

6.7.5 Hartswater Bulk Electricity Infrastructure

Existing bulk electricity infrastructure includes 66kV high voltage overhead lines feeding to the Midplots 66/11kV substation, operated by ESKOM Distribution. This substation is used as intake substation to the town of Hartswater, which is serviced by the Municipality. The remainder of the area around Hartswater is serviced by ESKOM Distribution. The medium voltage networks are operated at 11kV and 22kV voltage level.

Figure 62: Bulk Electricity Infrastructure of Hartswater



6.7.6 Bulk Electricity Infrastructure Conclusion

It is recommended that a masterplan be done or if a master plan is available that it is updated to reflect the latest status quo in order to determine the extent of upgrades required to accommodate the existing and proposed future developments. This planning framework must include the areas serviced both by the Municipality and by ESKOM Distribution, with planning provided separately for each town.

6.7.7 Phokwane Municipal Roads Infrastructure

The Phokwane Municipality is the owner and custodian of their road infrastructure. This section details the extent of the road network in terms of how it is classified and the condition of the paved and unpaved network. The road network is classified according to the RISFSA (Road Infrastructure Strategic Framework for South Africa). A summary of the RISFSA classification per road type of the Municipality is provided in the **Table** below.

Table 45: RISFA Classes (Sourced from the Road Asset Management Plan (RAMP) for 2021/2022)

Phokwane Municipality	RISFSA: Road Length (km)					
	Class 1	Class 2	Class 3	Class 4	Class 5	Total Length
Paved Road	0.0	0.0	0.0	14.8	33.6	48.4
Unpaved Road	0.0	0.0	0.0	3.2	55.3	58.5
Total	0.0	0.0	0.0	18.0	88.9	106.9
Percentage	0.0%	0.0%	0.0%	16.8%	83.2%	100.0%

The general condition of the paved (flexible) and unpaved road network is described by the Visual Condition Index (VCI) and the Visual Gravel Index (VGI), obtained through visual assessment data, respectively. The indices consider the surfacing condition in terms of the structural and functional condition for roads through the degree and extent of occurrence of distress.

A detailed summary describing the categories of the VCI and VGI, which range from very poor to very good, can be seen below**.**

Table 46: Visual Condition Categories for Paved and Unpaved Roads (Sourced from the Road Asset Management Plan (RAMP**) for 2021/2022**

Condition Category	VGI Range	Category Description
Very Poor	0 - 30	The road is in imminent danger of structural failure and requires substantial renewal or upgrading.
Poor	30 - 50	The road needs significant renewal or rehabilitation to improve its structural integrity.
Fair	50 - 70	Some clearly evident deterioration would benefit from preventative maintenance or requires renewal of isolated areas.
Good	70 - 85	The road is still in a condition that only requires routine maintenance to retain its condition.
Very Good	85 - 100	The road is still new, and no problems are experienced.

The below **Table and Figures** depicts the different categories of the VCI and VGI for the condition of the paved and unpaved Municipal road network.

Table 47: Condition of Paved and Unpaved Roads (Sourced from the Road Asset Management Plan (RAMP) **for 2021/2022**

Phokwane Municipality	Road Length %					
	Very Poor	Poor	Fair	Good	Very Good	Total Length
Paved Road	0%	1%	43%	45%	11%	95.5
Unpaved Road	68%	28%	3%	1%	0%	171
Total	68%	29%	43%	46%	11%	266.5

Figure 63: Condition of Paved and Unpaved Road Lengths (%)

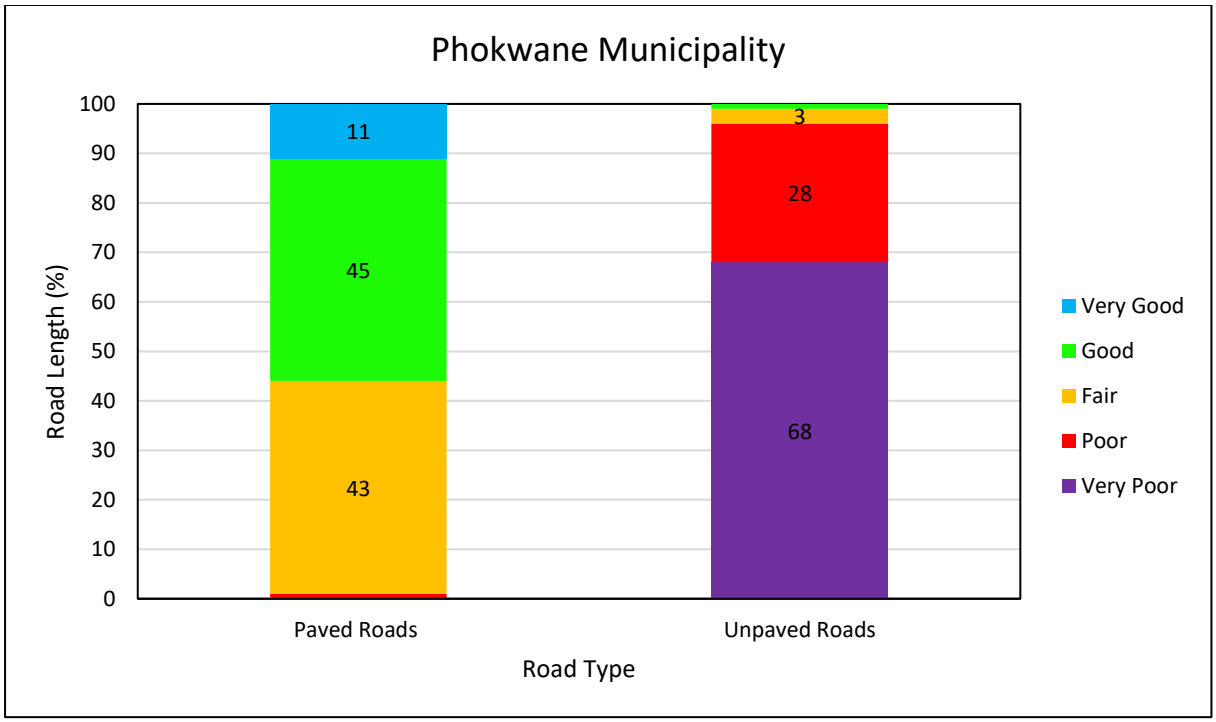
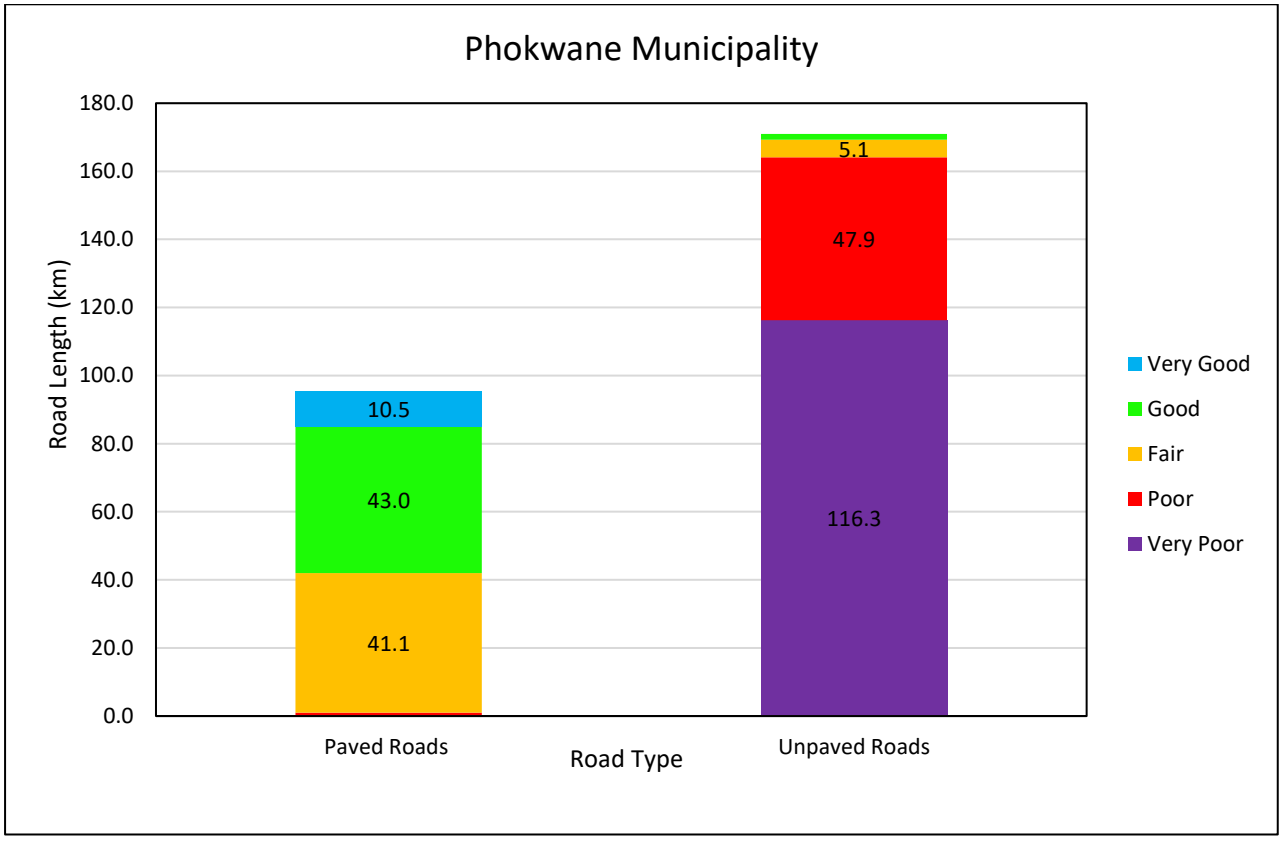


Figure 64: Condition of Paved and Unpaved Road Lengths (km)



7. Housing Trends identified by the District municipality

a) Availability of Bulk Services

- Municipalities have reported challenges related to bulk service capacity and infrastructure, which hinder housing development. The absence of basic service infrastructure, especially water and sanitation, makes it difficult to formalize settlements and execute planned housing projects.
- Magareng:
    - The construction of a new Water Treatment Plant has experienced significant delays, negatively affecting various housing developments. However, the facility was expected to be completed in 2022.
- Phokwane:
    - The municipality's most significant challenge is the lack of bulk service capacity to facilitate the development of planned housing projects. The municipality lacks the financial capacity to upgrade its bulk service infrastructure. Key areas of concern regarding bulk service capacity include: (1) Bulk Service Capacity in Hartswater, and (2) Sanitation in Magagong.
- Dikgatlong:
    - The wastewater treatment works are outdated and inadequate for treating the increased demand for clean water; electrical power supply to some wastewater treatment plants is often interrupted; not all landfill sites comply with license conditions, and they are frequently vandalized, leading to an increase in illegal dumping.

b) The impact of Covid-19 on housing provision

- In 2020, the Department of Human Settlements instructed provinces to downscale government housing delivery due to the economic impact of Covid-19 on South Africa. This decision significantly affected housing delivery across the country, including the district.
- Consequences of Covid-19 included increased demand for government housing due to job and income loss, changes in the number of individuals requiring government assistance due to loss of lives, an increase in orphans, and shifts in housing demand due to population movement resulting from economic disruptions.

c) The growth of informal settlements and the expenditure of limited municipal resources to formalize them.

- Exponential growth of informal settlements, despite efforts to deliver formal housing, is a recurring issue throughout the district.
- Young adults aged 18 to 25 often cannot afford to buy or rent formal housing, leading them to settle in informal settlements.
- There is a trend of individuals identifying land with housing potential, informally developing on that land, and waiting for the settlement to be formalized or serviced. Once formalized, these entrepreneurs rent out the unit and develop a new unit on another vacant plot, contributing to the growth of informal settlements and the expenditure of funds on undesirable developments. These settlements also strain the bulk infrastructure of municipalities.
- Landowners evict workers from their land due to fear of land claims, leaving these workers with no option but to settle informally. Some landowners even provide services to informal settlements on land that does not belong to them to prevent workers from living on their property.

d) Unlocking of land with housing potential held by various public institutions and parastatals.

- The Northern Cape has identified parcels of land held by public and private institutions within the urban edge of municipalities, which are suitable for developing formal housing.
- Property owners must be informed, and necessary property transfers must take place to unlock the housing potential of these properties.

e) The legal process required to ensure that developed properties are transferable or leasable.

- Previous housing developments on single parcels of land sometimes neglected necessary subdivisions and township establishments

f) Project prioritization and the impact of political decision-making

The absence of a unified technical project list with a clear sequence of execution for project prioritization creates the potential for political preferences to influence project implementation. To mitigate this issue, a comprehensive project list that encompasses the COGHSTA project pipeline, along with Municipal and MIC projects, should be developed and maintained at both Municipal and Provincial levels.

7.1 SWOT Analysis

SWOT analysis is an essential tool for human settlement development conceptualization and planning because it helps to identify critical factors that may influence the success or failure of development efforts. The analysis helps to identify the municipality's strengths, which can be leveraged to promote economic growth and sustainable development. It also highlights the weaknesses and challenges faced by the municipality, which must be addressed to ensure successful development

Below is a compilation of Frances Baard's SWOT analysis

Strengths:

1. Strategic locations for serving rural towns within the district.
2. Well-developed transport infrastructure, including major road networks, railways, and airfields.
3. Proximity to neighbouring urban nodes and natural resources, such as the Vaal River.
4. Diverse economic foundations, including agriculture, mining, and tourism.
5. Availability of land for human settlement developments in certain areas.
6. High electricity connectivity in some areas.
7. Productive working relationships with tribal authorities and other stakeholders.

Weaknesses:

1. Obsolete infrastructure master plans and outdated IDPs.
2. Insufficient supply of water and unreliable electricity in certain areas.
3. Low local skills base and high unemployment rates.
4. Limited digital and educational infrastructure.
5. Inadequate housing, leading to the rapid expansion of informal settlements.
6. Low municipal revenue collection and enforcement of bylaws.
7. Lack of industries and economic diversification.

Opportunities:

1. Development of new IDPs and land-use schemes.
2. Expansion of human settlements and mixed-income residential developments.
3. Growth in tourism, renewable energy, and urban revitalization.

4. Promotion of SMME development in mining and agriculture.
5. Investment in recycling and waste management to create a circular economy.
6. Developing logistics hubs for agricultural products and mining equipment.
7. Formalizing informal sectors, such as diamond mining.

Threats:

1. Expanding informal settlements and limited land for further development.
2. Human resource drain and lack of skilled municipal workers.
3. Poor infrastructure to support contemporary living standards.
4. Climate change and its impact on agriculture and water resources.
5. Political interference in project prioritization and decision-making.
6. Rising debt to utility providers, such as Eskom.
7. High crime rates and youth inactivity contributing to delinquency.

The above analysis has the following implications for Human Settlement Developments in the district:

- The availability of land and strategic locations in the district presents opportunities for developing new human settlements and expanding existing ones.
- Addressing weaknesses in infrastructure, such as water and electricity supply, is crucial for ensuring the success of human settlement projects.
- Investment in education and skills development will contribute to improving the local skills base, leading to better economic opportunities for residents.
- The development of new IDPs and land-use schemes will provide a clear framework for human settlement developments in the district.
- Embracing opportunities in tourism, renewable energy, and urban revitalisation will create new sources of revenue and employment, improving living standards for residents.
- Formalizing informal sectors and promoting SMME development will contribute to economic growth and reduce the pressure on informal settlements.
- Addressing threats such as climate change, rising debt, and crime rates will be essential for ensuring the long-term sustainability of human settlement developments in the district.

8. HOUSING SUPPLY OPTIONS

8.1 Grant Programmes

8.1.1 The National Upgrading Support Programme (NUSP)

The National Upgrading Support Programme (NUSP) is a program implemented by the government to support the upgrading of informal settlements in the country. The program aims to improve the living conditions of residents in informal settlements by providing access to basic services, such as water, sanitation, electricity, and roads.

8.1.2 Upgrading Informal Settlements Programme (UISP)

The Upgrading of Informal Settlements Programme (UISP) is a housing program implemented by the South African government to address the housing needs of residents living in informal settlements. The program aims to upgrade informal settlements by providing basic services and infrastructure to improve the living conditions of residents.

8.1.3 Enhanced People's Housing Process (EPHP)

The Enhanced People's Housing Process (EPHP) is a housing program implemented by the government to address the housing needs of low-income households in the country. The program aims to provide affordable, sustainable, and secure housing to eligible beneficiaries by empowering communities and involving them in the design, construction, and management of their homes. The EPHP program is designed to promote community participation and ownership in the housing process, with a focus on self-help and self-build initiatives. The program provides technical support and training to beneficiaries to enable them to participate in the construction of their homes and to ensure that the homes are built to the required quality standards.

8.1.4 Integrated Residential Development Programme (IRDP)

The Integrated Residential Development Programme (IRDP) is a housing program implemented by the government to address the housing needs of low-income households in the country. The program aims to provide affordable, sustainable, and secure housing to eligible beneficiaries through the provision of fully subsidized housing units. The program provides fully subsidized housing units to eligible beneficiaries, who meet the program's criteria, including being South African citizens, earning a household income of less than R3,500 per month, and not owning any other properties

8.1.5 Finance Linked Individual Subsidy Programme (FLISP)

The Finance Linked Individual Subsidy Programme (FLISP) is a housing subsidy program implemented by the government to support low- to middle-income households in accessing affordable housing finance. The program aims to make it easier for eligible beneficiaries to secure financing for the purchase or construction of their homes. The program provides financing to eligible beneficiaries to purchase or construct their homes, with a subsidy ranging from R20,000 to R87,000 depending on the household income and size. Under the FLISP program, eligible beneficiaries can use the subsidy to either reduce their monthly bond repayments or to cover the deposit on the purchase of their homes. The program also provides support to beneficiaries in accessing affordable housing finance from financial institutions

8.2 Infrastructure Grant Funding

8.2.1 Municipal Infrastructure Grant (MIG)

The Municipal Infrastructure Grant (MIG) is a grant program to support municipalities in addressing their infrastructure needs. The program aims to provide funding to municipalities to upgrade and maintain their infrastructure, with a focus on basic services such as water, sanitation, and electricity. The program provides funding to municipalities to plan, implement, and maintain infrastructure projects, with a focus on addressing the infrastructure needs of poor and underserved communities. Under the MIG program, municipalities can access funding to implement a range of infrastructure projects, including the construction of new infrastructure, the upgrading of existing infrastructure, and the maintenance of infrastructure. The program also provides support to municipalities in the planning and implementation of infrastructure projects.

8.2.2 Regional Bulk Infrastructure (RBIG)

The Regional Bulk Infrastructure Grant (RBIG) is a grant program initiated by the South African government to provide financial support for the development of basic infrastructure in municipalities. The grant is aimed at improving the delivery of essential services such as water, sanitation, and electricity to communities in need.

RBIG is specifically designed to support the construction and upgrade of bulk infrastructure, which includes facilities such as water treatment plants, wastewater treatment plants, bulk water supply systems, and electrical distribution networks. The grant provides funding for the capital costs of these projects, as well as for the development of technical capacity within municipalities to manage infrastructure projects effectively

8.2.3 Water Service Infrastructure Grant (WSIG)

The goal of the grant is to provide water and sanitation services and reduce backlogs. Facilitate the planning and implementation of various water and sanitation projects to accelerate backlog reduction and enhance the sustainability of services especially in rural municipalities. Provide basic and intermittent water and sanitation supply that ensures provision of services to identified and prioritised communities, including spring protection and groundwater development. Support municipalities in implementing water conservation and water demand management (WC/WDM) projects and Support the close-out of the existing Bucket Eradication Programme.

8.2.4 Integrated National Electrification Programme (INEP)

A grant program to reduce electrification backlogs through funding of household connections and bulk infrastructure (substations and lines) to ensure constant supply of electricity. The grant aims to implement the Integrated National Electrification Programme (INEP) by providing capital subsidies to Eskom to address the electrification backlog of all existing and planned residential dwellings (including informal settlements, farm dwellers, new and existing dwellings) and the installation of relevant bulk infrastructure in Eskom licenced area.

8.2.5 Urban Settlements Development Grant (USDG)

A funding program established by the South African government to support the development of urban settlements in the country. The grant provides financial assistance to municipalities to improve basic infrastructure and services in informal settlements and low-income urban areas, such as water and sanitation facilities, roads, storm water drainage, and community facilities. The goal of the USDG program is to promote inclusive, sustainable, and resilient urban development and to address the housing and infrastructure needs of vulnerable and disadvantaged communities. The grant is allocated based on a formula that takes into account the number of households in informal settlements, the level of poverty in urban areas, and the capacity of municipalities to implement projects.

8.3 Support Agencies

8.3.1 Housing Development Agency (HDA)

The Housing Development Agency is a special-purpose vehicle that will acquire, hold, develop, and release land for residential and community purposes. This will enable the creation of sustainable human settlements. The Housing Development Agency will work with provinces, municipalities, and private sector developers to double the country's housing delivery rate from about 250 000 to over 500 000 units per year.

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8.3.2 National Housing Finance Corporation LTD (NHFC)

The National Housing Finance Corporation (NHFC) is one of several Development Finance Institutions (DFIs) created by the South African Government to sustainably improve on the socio-economic challenges of the country. The developmental financial focus of the NHFC is specifically about finding workable models on affordable housing finance for the low- and middle-income target market. Its core mandate is to offer housing finance, project facilitation and technical assistance to private and public entities ensuring availability of housing stock for the target market. As a means of sustaining its funding programs, the NHFC searches for better ways to mobilise finance for affordable housing from sources outside the state in partnership with a broad range of organizations.

The NHFC defines its end-beneficiary target market as “any South African household with a monthly income that is between R1 500 and R15 000”, namely, the low- to middle-income household also known as the Gap market. This market sector is mostly able to contribute towards its housing costs but finds it hard to access bank-funded housing finance.

8.3.3 The National Urban Reconstruction and Housing Agency (NURCHA)

The National Urban Reconstruction Housing Association (NURCHA) is an innovative development finance company that provides Bridging Finance and Construction Support Services to Contractors and Developers. NURCHA finances and supports the construction of Subsidy and Affordable Housing, Infrastructure and Community Facilities. They also provide Account Administration, Project and Programme Management Services to District and Provincial Authorities.

NURCHA is specifically geared to provide project finance from conventional financial institutions to the developers and the Implementing Agents. It offers certificate lending on receiving a valid payment certificate whereby it will bridge finance the payment certificate for the period until the employer makes payment towards the certificate agreed.

NURCHA places a very high premium on the viability of projects and provides finance to projects, which are viable and profitable for the contractor. The latter can apply for

construction bridging finance from NURCHA if a recognised public or private employer has awarded a valid and viable contract.

The Affordable Housing Programme provides development finance loans to reputable private sector developers who provide entry level bonded, high density and gap housing within South Africa. NURCHA will collaborate with developers who have a proven record of accomplishment within the affordable housing market. This ensures that we create a tailor-made solution to suit your development funding needs. The loan will be geared depending on the risk profile of the client with the loan period not exceeding 24 months.

8.3.4 Rural Housing Loan Fund

Rural Housing Loan Fund (RHLF) was established in 1996 by the national Department of Human Settlements, South Africa with initial grant funding from the German development bank, KFW. RHLF was set up as a wholesale development finance institution with the mandate of enabling low-income earners to access small loans that they could afford to repay. Borrowers use these loans to improve their housing conditions incrementally.

As a wholesale finance institution, RHLF facilitates housing micro loans through intermediaries who may be retail, community based or NGO housing finance lenders. These partners borrow funds from RHLF and on-lend to individual borrowers throughout the rural areas of South Africa, including small towns and secondary cities. Our intermediary lenders enable RHLF to reach all nine provinces of South Africa efficiently.

Structured loans are the primary product that the RHLF offers. They are provided to intermediaries to establish, support, or develop a housing loan operation addressing the need of individual households. The minimum loan size is R1 m, unless expressly decided otherwise by the Credit Committee. These loans are structured to match the intermediary's underlying product profile, and are disbursed according to the following three criteria:

Draw-downs should be structured so that the RHLF's exposure is limited (a higher risk profile should be accompanied by a slower draw-down pattern to allow the RHLF to monitor the performance of the intermediary)

Draw-downs should be matched with the intermediary's disbursement of qualifying loans and should not allow the intermediary to build up extensive surplus funding

The size of the facility and the drawdown schedule should be in line with the historical growth pattern of the intermediary and its capacity to manage growth, to avoid potential destabilizing effects. The repayment period should match that of the end user.

8.3.5 National Home Builders' Registration Council (NHBRC)

The National Home Builders Registration Council (NHBRC) is a regulator body of the home building industry. Its goal is to assist and protect housing consumers who have been exposed to contractors who deliver housing units of substandard design, workmanship, and poor-quality material. The NHBRC was established in 1998, in accordance with the provisions of The Housing Consumers Protection Measures Act (Act No. 95 of 1998). Its mandate is to protect the interests of housing consumers and to ensure compliance to regulated building industry standards.

All home builders, regardless of the size or cost of the homes they build, must be registered with the NHBRC in terms of the law (Housing Consumers Protection Measures Act no 95 of 1998). Similarly, housing projects should be enrolled with the NHBRC for quality assurance purposes.

8.3.6 Social Housing Regulatory Authority (SHRA)

The Social Housing Regulatory Authority ("SHRA") was established in August 2010 by the Minister of Human Settlements in terms of the Social Housing Act, No. 16 of 2008. The SHRA is classified as a public entity in terms of Schedule 3A of the Public Finance Management Act. Its aims and objectives are as follows:

- Promote the development and awareness of social housing by providing an enabling environment for the growth and development of the social housing sector.
- Provide advice and support to the Department of Human Settlements in its development of policy for the social housing sector and facilitate national social housing programmes
- Provide best practice information and research on the status of the social housing sector
- Support provincial governments with the approval of project applications by social housing institutions
- Provide assistance, when requested, with the process of the designation of restructuring zones
- Enter into agreements with provincial governments and the National Housing Finance Corporation to ensure the co-ordinated exercise of powers
- The Social Housing Investment Programme may invest in social housing projects or social housing institutions (SHIs) in accordance with the investment criteria set out in the social housing Regulations. Capital investment is made through Restructuring Capital Grants, Provincial Institutional Subsidies, and
- Debt Funding. There are instances where delivery agents can contribute their own equity or may secure donor funds.

9. STRATEGIC FRAMEWORK

9.1 Introduction

The strategic framework is informed by the: context (national, provincial and district and prescripts, plans and priorities and district and District-level situational analysis presented in the previous chapters. The strategic framework of 2017-2020 (IDP and HSP five-year planning cycle, with annual reviews) has not change substantively, although has been structured differently to enable ease of alignment and performance planning, monitoring and reporting. The review is therefore to consider progress towards achieving the five-year plan and amendments necessary to enable achievement of targets set, or amendment of targets with motivation for consideration.

The strategic framework provides a strategic level scorecard which in the implementation plan is disaggregated. The following strategic framework aligns to the Provincial Human Settlements Strategies and the Sustainable Human Settlement Development Approach.

Housing to Sustainable Human Settlement Development

The legislative context in Chapter 2 emphasised the importance of moving from housing development to sustainable human settlement development. These pieces of legislation, policies, strategies and objective call for: (1) reforms to the current planning system, (2) development of a strategy for densification of cities, (3) substantial investment into public transport provision, (4) a national spatial development framework and norms to improve the balance between location of jobs and people, (5) a comprehensive review of the grant and subsidy regime for housing, (6) a national spatial restructuring fund, (7) a national observatory for spatial data and analysis, (8) citizen activity for District planning and development initiatives, and (10) more effective land markets for the poor. The strategies developed attempt to address these key elements if and where possible.

9.2 Provincial Human Settlement Strategies

Presented in the table below is a summary of the Provincial Human Settlement Strategies:

Table 48: Provincial Human Settlements Strategies

	Objectives	Description
1	**Revitalisation of Mining Towns**	This objective is derived from the national imperative which aims at the revitalization of mining towns. This is very vital for the NorthernCape Province since the mining sector is the largest economic contributor.
2	**Aligning Housing Delivery to economic development direction**	This objective will focus on establishing linkages with the Department of Trade and Industry. Development initiatives and plans may include SEZs and Development Corridors.
3	**Aligning Housing Delivery to municipal development plans**	This objective will focus on re-enforcing linkages with Municipal development plans
4	**Aligning Housing Delivery to Provincial Economic development and tourism activity**	This objective will focus on establishing linkages with the Department of Economic Development and Tourism. Developmentinitiatives and plans may include nodes and development corridors.
5	**Aligning Housing Delivery to Agriculture, Land reform and rural development**	This objective will focus on establishing linkages with the provincial Department of Agriculture and Land Affairs as to foster sustainable and economic agricultural activity in the province. This is very vital for the Northern Cape since the agricultural and agro-processing sector is the second major economic contributor
6	**Address existing HousingBacklogs**	This objective focuses on addressing backlogs in all municipalities throughout the province. It is also in alignment with Outcome 8 of the National Development Plan and the National Human Settlements mandate of the provision of housing
7	**Planning for areas with High population growth**	This objective will focus on providing integrated sustainable humansettlements for the Northern Cape residents
8	**Planning for areas with High urbanization rate**	This objective will focus on creating diversified housing typologies such as Rental Housing to meet the present and anticipated population growth.
9	**Addressing Apartheid induced segregation, fragmentation and inequality**	This objective will focus on establishing integrated and coordinatedplanning.
10	**Supporting historically black townships**	This objective will focus on developing hubs, nodes and linkageswithin previously disadvantaged communities.
11	**Creating dignified places**	This objective will focus on promoting the values of equality,integration and sustainable development.
12	**Attainment of sustainable Human settlements**	This objective will focus on considering guidelines and principleswith regards to sustainable human settlements.
13	**Addressing previous social exclusion**	This objective will focus on promoting a mix of race and classesthrough social cohesion.

Table 49: Frances Baard Human Settlements Strategic score card

	Goal	REF	Strategic Objective 2017-2022
1	To eradicate the housing backlog and address the housing demand in the district and District municipalities by 2022 across all housing programme types (includes promoting all housing programmes). Housing Delivery to Plan: to achieve 100% performance to Housing Sector Plan 2017-2022	SO1.1	Through due process ensure the efficient and effective approval of 18697/10487 subsidies (Free Basic House Subsidy Scheme) over the period 2017- 2022 and allocate them in accordance with the Human Settlements Plan.
		SO1.2	To build and complete 10 487/18697 subsidy (Free Basic House Subsidy Scheme) human settlement units.
		SO1.3	Through due process ensure the efficient and effective approval of 0 (Finance Linked Individual Subsidy Programme (Flip). (Gap Housing).
		SO1.4	Through due processes enable the efficient and effective rental housing demand to be addressed/met.
		SO1.5	To implement as a priority Housing Projects in Mining Towns.
2	To identify and develop suitably located land for human settlement projects.	SO2.1	Identify suitably located government land for human settlement projects by end of 2022. Identify suitably located private owned land for human settlement projects.
3	To ensure the building of quality housing units.	SO3.1	Undertake required Inspections during the construction process, from foundation to completion to ensure quality housing units which are compliant with building regulations, NHRBC standards and municipal by-laws including the use of SABS approved materials, are built.
		SO3.2	To form Project Steering Committees involving developers, ward committee members, and all key stakeholders for every project to oversee the execution of the project.
4	To ensure human settlement projects are planned and implemented which consider guidelines and principles with regards to sustainable human settlements	SO4.1	To plan and implement human settlement projects which are aligned to enabling economic development, ensure spatial integration, within areas of high population growth and high urbanisation rate, addressing demand and need which integrate sector plans at all levels and across all sectors to ensure sustainable service provision and services.
5	To maximise economic benefits of housing provision	S05.1	To ensure benefits to District people during housing project implementation processes.
6	To eradicate asbestos materials in houses by 2022	SO6.1	To ensure eradication of asbestos in housing by 2022.
7	To ensure a fully functioning, sound, enabling institutional and policy framework	SO7.1	To ensure all completed units are transferred to beneficiaries (Ratio indicator)
		SO7.2	To manage waiting lists in an administrative sound manner.
		SO7.3	To ensure transfer is registered in beneficiaries name within 2 months of completion of unit (time-based indicator)
		SO7.4	To ensure 100% units title deeds are handed over to beneficiaries (percentage indicator against list)
		SO7.5	To ensure 100% units title deeds are handed over to beneficiaries (percentage indicator)

		SO7.6	To ensure enabling policies and SOPS exist: through developmentand/or review.
8	To ensure Informed, responsible consumers.	SO8.1	To facilitate consumer education and awareness programme implementation.

Source: Frances Baard HSSP 2021/22

10. PROJECTS

10.1 Projects linked to IDP and SDF

The importance of planning properly for implementation of projects has been identified by the Frances Baard District as one of the most critical components in the delivery of sustainable human settlements is planning. Various policies and frameworks have been put in place by the District to achieve this. With the support of the Housing Development Agency, Frances Baard District has been able to plan and phase projects for effective implementation. The ‘Project Pipeline’ has been completed to verify the status of each project, to determine the progress that has been achieved and the determine the readiness of different projects for implementation.

Frances Baard District has categorized the projects that still need to undergo town planning and engineering and design processes as well as those which are ready for the construction of top structures. As such the District was able to prioritise its projects, seek funding timeously, adhere to the spatial vision of the District and more importantly deliver on the developmental objectives and priorities.

Once all of the projects have been identified and initially prioritized, individual programs and cash flows are determined. Once all of the programs and cash flows are completed they are summarized into an overall project program schedule and then into a single cash flow spread sheet.

10.1.1 Sol Plaatje LM

Table 50: IDP Project List 2020/21

Project	Project Type & Funding Sources	No. Units	Location	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Lethabo Park	In-situ Upgrading	1700	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Ramorwa	In-situ Upgrading	98	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Witdam	In-situ Upgrading	138	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Homevale	In-situ Upgrading	112	Homevale	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 3052 Galeshewe Mathibe /Fluffy Park	In-situ Upgrading	50	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 17177 Homevale	In-situ Upgrading	55	Homevale	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Portion of Erf 1318 Galeshewe (Santa Centre Extension)	In-situ Upgrading	24	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 17725 Begonia	In-situ Upgrading	112	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Back of Legislature	In-situ Upgrading	800	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Tswaragano Shacks		160	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Riemvasmaak	In-situ Upgrading	180	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Ramorwa and Witdam (overflow)	In-situ Upgrading	55	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 1046 Tswelelang	In-situ Upgrading	60	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	

Erf 25151 Greenpoint	In-situ Upgrading	120	Greenpoint	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Jacksonville Extension	In-situ Upgrading	200	Roodepan	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 30299 Greenpoint	In-situ Upgrading	31	Greenpoint	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 30058 Greenpoint	In-situ Upgrading	7	Greenpoint	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 30074 Greenpoint	In-situ Upgrading	5	Greenpoint	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 25105 Greenpoint	In-situ Upgrading	30	Greenpoint	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erven 29272 & 29257 Greenpoint	In-situ Upgrading	29	Greenpoint	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Waterloo		230	West End	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erven 25151 & 30059 Greenpoint	In-situ Upgrading	61	Greenpoint	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 454 Motswedimosa	In-situ Upgrading	1300	Ritchie	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Erf 2 Rietvale	In-situ Upgrading	1500	Ritchie	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Riverton	In-situ Upgrading	174	Riverton	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Xu and Khwe	Greenfield	6500	Platfontein	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	
Frans Farm	Greenfield	1500	Galeshewe	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	

10.1.2 Dikgatlong LM

Below is a list of IDP human settlements projects (2017-2022), COGSTA project list (2020) and HSP 2020/21 consolidated to a single list:

(Green: Projects in COGSTA Project List May 2020 & HSP 2019)

(Yellow: Projects in HSP 2019 and not in COGSTA Project List May 2020) (Blue: Projects in COGSTA Project List May 2020 but not in HSP 2019) (Grey: Future Projects indicated in HSP 2019)

Table 51: IDP Project List 2020/21

Project	Project Type & Funding Sources	No. Units	Location	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Buffer zone Phase II	IRDP	160	Barkley West	HSP 2019 Not indicated in COGHSTA2020 Project List Provided	-
Buffer zone	IRDP COGHSTA	220	Barkley West	HSP 2019 Project identified for implementation by COGHSTA.	-
				Not indicated in COGHSTA 2020 Project List Provided (12 May 2020)	
Town Est.	IRDP Town Est. FBDM Funded.	1200 Erven 1045 Units	Barkly West	Business Plan Submitted No Bulk Services HSP 2019 & COGHSTA 2020	Finalised Bulk Services Finalised Planning Internal Services
Town Est. Pniel	Town Est. COGHSTA	500 Erven	Barkly West	HSP 2019 Not indicated in COGHSTA2020 Project List Provided (12 May 2020)	-
Town Est.Sandton	Town Est. COGHSTA	139	Barkly West	HSP 2019 Not indicated in COGHSTA2020 Project List Provided (12 May 2020)	-

Project	Project Type & Funding Sources	No. Units	Location	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Sonde water unoccupied	IRDP	3500	Barkley West	Bulk and Internal Services not in place, and town planning not completed HSP 2019 & COGHSTA 2020	Finalised Bulk Services Finalised Planning Internal Services
Zone 7	Housing Project: Formalise Area	130	Barkley West	HSP 2019 indicated area to be formalised Municipality advertised for Geotech survey.	Future Project Consideration
Blikkiesdorp	Informal Settling	200	Barkly West	Future Project in HSP 2019 Settlers need to relocate	Future Project Consideration
Haak en Steek	Informal Settling	350	Barkley West	Future Project in HSP 2019 Settlers need to relocate	Future Project Consideration
Seele Block	Informal Settling	70	Barkly West	Future Project in HSP 2019 Settlers need to relocate	Future Project Consideration
Colour Block	Informal Settling	60	Barkley West	Future Project in HSP 2019 Settlers need to relocate	Future Project Consideration
Mataleng Occupied	IRDP	70	Barkly West	Business Plan Not Submitted No bulk, no internal services. Town Planning not completed. COGHSTA 2020 not in HSP 2019	-
Town Est. Longlands	Town Est. COGHSTA	600	Longlands	HSP 2019 Not indicated in COGHSTA2020 Project List Provided (12 May 2020)	-

Project	Project Type & Funding Sources	No. Units	Location	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Proteahof (A16010008HSS Ref) Occupied	IRDP	217	Delportshoop	Business Plan Submitted Land Prep & Planning COGHSTA Top Structure HSP 2019 & COGHSTA 2020	Project Implementation
Gatvol	Housing Project	200	Delportshoop	Town Planning and Pegging Needed, bulk and internal services needed (2019 HSP Status)	Future Project
Proteahof occupied	IRDP	365	Delportshoop	Business Plan Not Submitted Environment & Geo Techstudies not done. Bulk and Internal Services in place. COGHSTA 2020 not in HSP 2019	Studies Completed Business Plan Submitted 46 sites/units and Budget spend R7 000 000
Rooikoppies (Old Settlement) occupied	IRDP	200	Delportshoop	Business Plan Not Submitted Environment & Geo Tech studies not done. Bulk and Internal Services in place. COGHSTA 2020 not in HSP 2019	Studies Completed Business Plan Submitted
Infills Occupied	Infills	125	Delportshoop	Business Plan not submitted Bulk and Internal Services in place, and town planning completed. COGHSTA 2020 not in HSP 2019	Studies Completed Business Plan Submitted
Koopmansfontein occupied	IRDP (Services & Rectification to houses)	12	Koopmansfontein	Business Plan not submitted Bulk and Internal Services in place, and town planning completed. COGHSTA 2020 not in HSP 2019	Studies Completed Business Plan Submitted
Windsorton 550 Kutlwano/ Hebron Occupied	IRDP	550	Windsorton	Business Plan not submitted Bulk and Internal Services in place, and town planning completed. Upgrading in Progress HSP 2019 & COGHSTA 2020	Project Implementation Units Upgraded

Source: Dikgatlong HSP 2020/21

10.1.3 Magareng LM

Below is a list of IDP human settlements projects (2017-2022) taken from the Magareng LM Human Settlements Plan 2020/21 as being IDP Listed Projects as at 2020.

Table 52: IDP Project List 2020/21

Project	Project Type & Funding Sources	No. Units	Location	Bulk & Internal Service Status	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Asbestos Materials Eradication: Warrenton Ikhutseng	Asbestos Materials Eradication	459 Roofs 16 Walls	Warrenton Ikhutseng	NA	2015 Assessment Report indicated in HSP 2019. Priority to Eradicate Asbestos	Programme Developed, approved and implementation commenced
Ikhutseng	Infill RDP Housing	1000	Warrenton	Bulk & internal services completed	Top Structure Beneficiary list not available Bulk supply concerns being addresses	Top structures and completion dependent on bulk upgrade projects
Military Veterans	RDP	150	Warrenton	Bulk completed No internal services, water, sanitation & energy	Bulk completed EIA, Geotech & Feasibility outstanding Town planning internal services to be done Bulk availability is of concern No business plan submitted Beneficiary list not available	Completion of town planning, Geotech and Feasibility
Warrenvale	IRDP	558	Warrenton	Bulk and internal services completed	Bulk available is of concern (no sanitation) Business plan is to be redone	Business plan completed and implemented
N12 Hospital Development/ Mixed	IRDP FLSP	800	Warrenton	Bulk, no internal services	Bulk completed EIA, Geotech and Feasibility outstanding Town and internal services to be done Bulk availability is of concern No business plan submitted	Feasibility and if approved Town Planning completed. Business plan submitted

Project	Project Type & Funding Sources	No. Units	Location	Bulk & Internal Service Status	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Ikhutseng	IRDP	1298	Warrenton	Bulk and internal services completed	Ready for construction Bulk availability is of concern (being assessed)	Top Structures dependent on bulk projects
Vaalhuis	IRDP	57	Warrenton	Bulk and internal services completed	Bulk and internal services completed EIA, Geotech and Feasibility outstanding Town planning to be done (ready)	Geotech and EIA completed
Majeng	IRDP	150	Majeng	No bulk & no internal	Bulk, EIA, Geotech and Feasibility outstanding Town planning and internal services to be done	Completed Geotech, EIA and Feasibility If Feasible, town planning and internal services

10.1.4 Phokwane LM

Below is a list of IDP human settlements projects (2017-2022) taken from the Phokwane LM Human Settlements Plan 2020/21 as being IDP Listed Projects as at 2020.

Table 53: IDP Project List 2020

Project	Project Type & Funding Sources	No. Units	Location	Bulk & Internal Service Status	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Asbestos Materials Eradication		2151 Roofs 46 Walls	Hartwater Jan Kempdorp Pampierstad	NA	HSP 2019 Indicated this is a priority	Programme Developed, Approved and implementation commenced
Land for Housing	Identification and approval of Land	Has.	Areas of Demand	NA	Need for Land for future housing to address backlog and need	Approval to secure additional land for housing
Portion of Erf 477, Vaalharts Settlement B Occupied	IRDP Informal Settlements Upgrading Programme Phokwane LM Internal Funding	310	Valspan/Ganspan	Bulk sanitation and roads in progress No electricity	Township Establishment Complete	Completion of bulk and internal services and roads

Project	Project Type & Funding Sources	No. Units	Location	Bulk & Internal Service Status	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Portion of Erf 259, Hartswater (Utlwanang) Occupied	IRDP Informal Settlements Upgrading Programme Phokwane LM Internal Funding	235	Hartswater (Utlwanang)	Bulk water in progress No Sanitation	Surveying & pegging completed Awaiting SG Registration	Completion of bulk and internal services
Portion of Erf 775, Vaalharts Settlement B (Ganspan) Occupied	Informal Settlements Upgrading Programme Phokwane LM Internal Funding	150	Ganspan	Bulk sanitation & roads in progress No electricity	Not commenced in HSP 2019	Completion of bulk and internal services and roads
Township establishment 300 sites	Social housing/ Basic Subsidy Phokwane LM Internal funding	300	Pampierstad		Not commenced in HSP 2019	Planning underway with Geotech and EIA completed
Township Establishment 300 sites Erf 259 Hartswater, Nkandla Phase II	Social housing/ Basic Subsidy Phokwane LM Internal funding	300	Hartswater		Bulk services underway	Complete planning, bulk services and internal services
Replanning of Municipal Land for housing settlement, residential,	Phokwane LM internal funding	NA	All areas: Jan Kempdorp, Hartswater, Pampierstad, Ganspan and Magogong		Not commenced in HSP 2019	Planning Completed

business and industrial sites						
Renovation of municipal flats	Phokwane LM internal funding	22	Guldenskat and Ganspan		Not commenced in HSP 2019	Programme developed, approved and commenced implementation
Subdivision of Erf 5128, mixed use development	Phokwane LM internal funding	40	Valspan		Not commenced in HSP 2019	Planning completed
Sonderwater	Informal Settlements Upgrading Programme Phokwane LM Internal Funding	150	Jan Kempdorp (Valspan)		Town planning completed Internal services needed	Completed services
Kingston extension	Integrated Residential Development Programme	338	Jan Kempdorp (Valspan)	No roads Has bulk and internal reticulation services	Town planning in progress No business plan	Completed planning, bulk and internal services
Angela King	Informal Settlements Upgrading Programme Phokwane LM Internal Funding	310	Jan Kempdorp (Valspan)		Town planning in progress	Completed planning, bulk and internal Services
Masakeng/ Valspan Occupied	IRDP	500	Jan Kempdorp (Valspan)		Old Township Top Structure (COGTA)	

Guldenskat Occupied Illegally	IRDP	608	Jan Kempdorp	No bulk water and sanitation No electricity Roads in progress	Town planning completed Bulk and internal services needed	Completed planning, bulk and internal services
Guldenskat 531 Occupied Illegally	IRDP	531	Ganspan	Bulk sanitation in process	Town planning completed Bulk sanitation in progress	Completed planning, bulk and internal services 261 units/sites completed to budget

Project	Project Type & Funding Sources	No. Units	Location	Bulk & Internal Service Status	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
Turfloop	IRDP	150	Ganspan		Formalisation of settlement to be done	Formalisation completed
D Block	IRDP	144	Ganspan		Internal services needed	Internal services completed
Donkerhoek	IRDP	150	Ganspan		Internal services needed	Internal services completed
Nkandla 2 Occupied	IRDP	491	Hartswater	Bulk water and electricity in progress No bulk sanitation	Bulk and internal services needed	Internal services completed
Utlwanang	IRDP	235	Hartswater		Internal services needed	Internal services completed
Hartswater 127 Occupied	IRDP	127	Hartswater Bonita Park	In place except no internal sanitation	Awaiting SG registration & Geotech EIA study ROD withheld as Phokwane LM needs funding to fill up landfill	SG Registration & Geotech EIA study completed Landfill addressed
Thagas Hill Occupied	IRDP Informal Settlement Upgrading Programme Phokwane LM internal funding	310	Hartswater	Bulk water in progress No electricity No sanitation	Surveying and pegging completed. Awaiting SG registration	SG Registration completed and bulk and internal services completed
Riemvasmaak	Informal Settlement Upgrading Programme Phokwane LM internal funding	200	Hartswater		Relocation needed Settlement on state land	
Thagadiepelaj an informal settlement (Next to Canal)	IRDP Informal Settlement Upgrading	60 PLM 310 GOGHSTA	Hartswater	Bulk water in progress No electricity No sanitation	PLM Relocation needed. Settlement on State Land.	

Project	Project Type & Funding Sources	No. Units	Location	Bulk & Internal Service Status	Status 2020/21	Planned 2020/21 Key Performance Indicator Output
	Programme Phokwane LM internal funding				COGHSTA surveying and pegging completed, needs registration	
Magagong 32 Occupied illegally	IRDP	32	Magogong	No bulk sanitation	Surveying and pegging completed Awaiting SG Registration Internal services need Environmental and Geotech studies not done	SG Registration completed and bulk and internal services completed
Searelela	Informal Settlement Upgrading Programme Phokwane LM internal funding	250	Pampierstad		Settlement needs to be formalised	SG Registration completed & bulk and internal services completed
Pampierstad	Infill (COGHSTA) Integrated Residential Development Programme (PLM)	600	Pampierstad	Bulk & internal services available	Needs geotechnical study	Geotechnical study completed
Pampierstad Library	Informal Settlement Upgrading Programme Phokwane LM internal funding	10	Pampierstad		Relocation not done	
Andalusia Park Extension Occupied	IRDP	25 PLM 20 GOGHSTA	Jan Kempdorp		Awaiting SG registration (PLM) Top structures (GOGHSTA)	SG Registration completed Top structure completed

Andalusia Park Swimming pool Occupied	IRDP	25 PLM 20 GOGHSTA	Jan Kempdorp	Old Township has services	Awaiting SG registration (PLM) Top structures (GOGHSTA)	SG Registration completed Top structure completed

10.2 Project Pipeline

With the support of the Housing Development Agency, Frances Baard District has been able to plan and phase projects for effective implementation. The 'Project Pipeline' has been completed to verify the status of each project, to determine the progress that has been achieved and the determine the readiness of different projects for implementation.

Frances Baard District has categorized the projects that still need to undergo town planning and engineering and design processes as well as those which are ready for the construction of top structures. As such the District was able to prioritise its projects, seek funding timeously, adhere to the spatial vision of the District and more importantly deliver on the developmental objectives and priorities.

Once all of the projects have been identified and initially prioritized, individual programs and cash flows are determined. Once all of the programs and cash flows are completed they are summarized into an overall project program schedule and then into a single cash flow spread sheet.

10.2.1 Dikgatlong

The below table sets out the planned housing projects for 2022/23.

Table 54: Dikgatlong COGHSTA Housing Pipeline 2022/23

Project	Project Type & Funding Sources	No. Units	Location	COGHSTA 2022 PIPELINE STATUS	Planned 2022/23 Key Performance Indicator Output
Barkley West, 1200	IRDP Town Est. FBDM Funded.	1200 Erven 1045 Units	Barkly West	No Business Plan No Bulk Services No Planning (township establishment, environment and geo-tech) No Internal Services No beneficiary List	Submit Business Plan Finalised Bulk Services Finalised Town Planning
Barkley West, Sonderwater, 3500	IRDP	3500	Barkley West	Not aligned with SDF & IDP No Business Plan No Bulk Services No Planning (township establishment, environment and geo-tech) No Internal Services No beneficiary List	Submit Business Plan Finalised Bulk Services Finalised Town Planning
Barkley West, Mataleng , 70	IRDP	70	Barkly West	No Business Plan No Bulk Services No Planning (township establishment, environment and geo-tech) No Internal Services No beneficiary List	Submit Business Plan Finalised Bulk Services Finalised Town Planning
Proteahof, Delportshoop, 217	IRDP	217	Delportshoop	Complete except for Beneficiary list	Project Finalisation
Rooikoppies, Delportshoop, 200	Housing Project	200	Delportshoop	No Business Plan Bulk Services Complete Planning Complete except for Environmental Study and Geo-Tech Internal Services Complete No Beneficiary List	Submit Business Plan Completed Environmental and Geo-tech studies

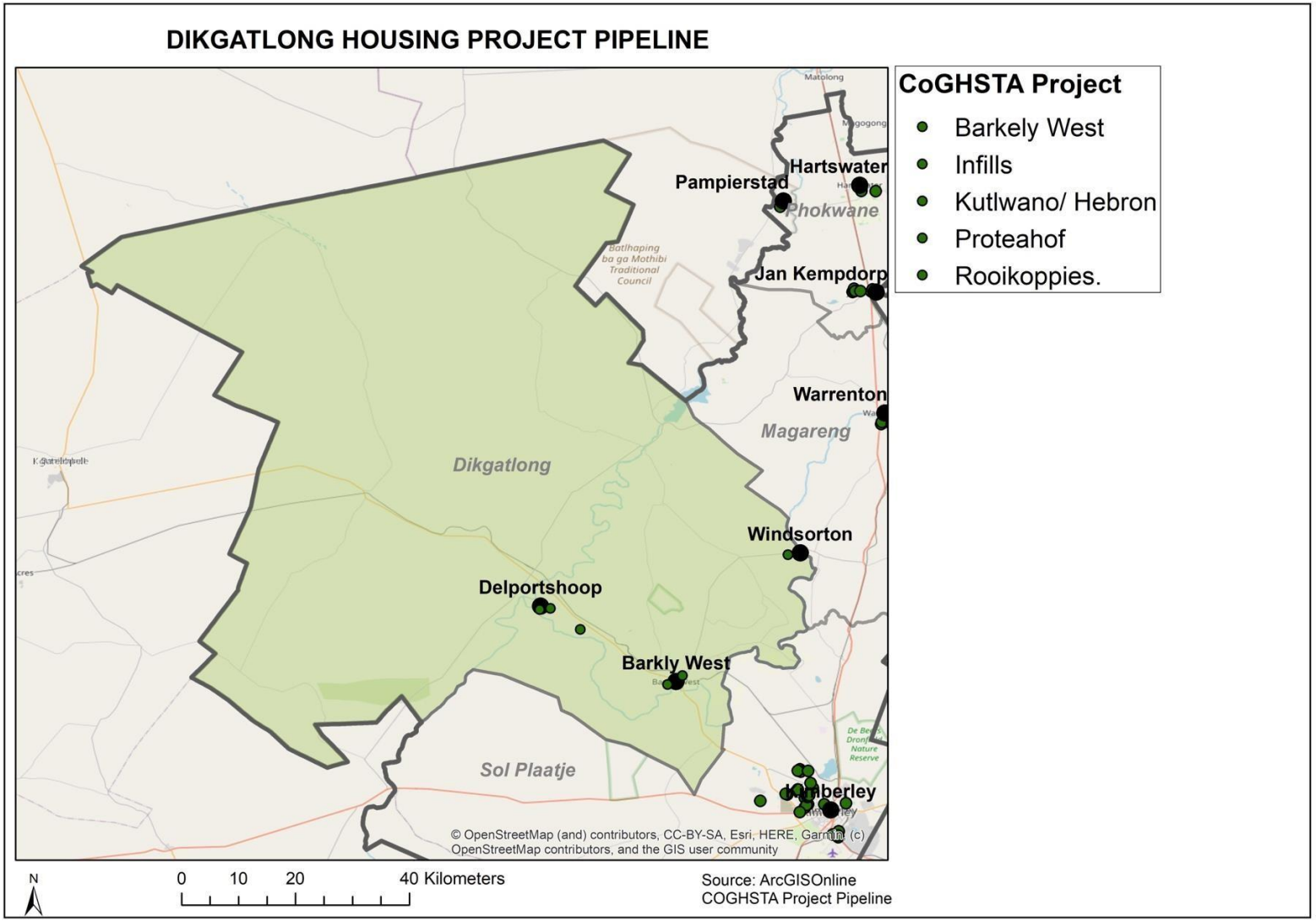
Proteahof, Delportshoop, 365	IRDP	365	Delportshoop	No Business Plan Bulk Services Complete Planning Complete except for Environmental Study and Geo-Tech Internal Services Complete No Beneficiary List	Submit Business Plan Completed Environmental and Geo-tech studies
Delportshoop, 125	Infills	125	Delportshoop	No Business Plan Bulk Services Complete Planning Complete Internal Services Complete No Beneficiary List	Submit Business Plan Project Finalisation
Windsorton, Kutlwano/Hebron, 550	IRDP	550	Windsorton	No Business Plan Bulk Services Complete Planning Complete except for Environmental Study and Geo-Tech Internal Services Complete No Beneficiary List	Submit Business Plan Complete Environmental Study and Geo-tech

Table 55: Dikgatlong Housing Projects Pipeline 2022/23

(Dikgatlong Housing Projects not on the COGHSTA Housing Pipeline 2022)

Project	Project Type & Funding Sources	No. Units	Location	Status 2021/22 (according to DLM)	Planned 2022/23 Key Performance Indicator Output
Barkley West, 160 (Buffer zone)	IRDP	160	Barkley West	No updated information provided	Require clarity on status of project
Barkley West, Pniel, 500 (inclusive of Pniel and Pniel Estate)	Town Est. COGHSTA	500 Erven	Barkly West	Bulk Services Required Internal Services Required	Completed Bulk and Internal Services
Barkley West, Sandton, 140	Town Est. COGHSTA	140	Barkly West	Bulk Services Required Internal Services Required	Completed Bulk and Internal Services
Barkley West, Zone 7, 140	Housing Project: Formalise Area	130	Barkley West	Geotech Accepted	
Barkley, Haak en Steek Settlement, 350	Informal Settling	350	Barkley West	Feasibility study and assessment (if possible) is required for the potential township establishment. The area is very rocky and is danger of flooding.	Completes Feasibility Study
Barkley West, Colour Block, 60	Informal Settling	60	Barkley West	Feasibility Study Required (Rocky Terrain)	Completed Feasibility Study
Longlands, 600	Town Est. COGHSTA	600	Longlands	Business Plan submitted to COGHSTA in 2020 Bulk Services Required Internal Services after TE	Completed Bulk and Internal Services
Barkley West, Seele Block, 70	Informal Settling	70	Barkly West	Business Plan Feasibility Study Required (Rocky terrain)	Completed Feasibility Study
Stillwater, 145	Information not available	NA	NA	Not included in the housing pipeline projects. Two GEOTECH reports prepared by the NHBRC and cracks in the soil during construction. This project is under investigation. COGHSTA commissioned their investigation team to furnish the municipality with a report. The municipality has not received the report yet.	NA

Figure 65: Housing Projects in Dikgatlong



10.2.2 Phokwane

Table 56: Phokwane COGHSTA Housing Pipeline 2022/23

Project	Project Type & Funding Sources	No. Units	Location	COGHSTA 2022 PIPELINE STATUS	Planned 2022/23 Key Performance Indicator Output
Portion of Erf 477, Vaalharts, Settlement B, 310	IRDP Informal Settlements Upgrading Programme Phokwane LM Internal Funding	310	Valspan/Ganspan	No Business Plan Bulk Services complete, except for Sanitation which is underway Planning Complete (township establishment, environment and geo-tech) Internal Services: water complete, sanitation and electricity not undertaken, roads in progress) Beneficiary List in place	Completed Business Plan Completion internal services and roads
Portion of Erf 259, Hartswater, Utlwanang, 235	IRDP Informal Settlements Upgrading Programme Phokwane LM Internal Funding	235	Hartswater (Utlwanang)	No Business Plan Bulk Services: Water in progress, sanitation not undertaken, electricity complete Planning: Township establishment and general plan underway, environmental and geo-tech completed Internal Services completed except sanitation which is in progress Beneficiary List in place	Completed Business Plan Completion of bulk and internal services Finalisation of town planning
Kingston extension, Jan Kempdorp, 338	Integrated Residential Development Programme	338	Jan Kempdorp (Valspan)	No Business Plan Bulk services and planning completed Internal services completed except for roads Beneficiary List in place	Completed Business Plan SG Registration Top structure
Masakeng, Jan Kempdorp, Valspan, 500	IRDP	500	Jan Kempdorp (Valspan)	No Business Plan Bulk Services completed Planning completed except for the environment and geo-tech studies Internal Services completed Beneficiary List in place	Completed Business Plan Complete planning: environmental and geo- tech studies
Jan Kempdorp, Guldenskat, 608	IRDP	608	Jan Kempdorp	No Business Plan	Completed Business Plan

				No Bulk Services except electricity Planning completed (township establishment, environment and geo-tech) No Internal Services except for water which is completed and roads which are underway Beneficiary List in place	Completed bulk and internal services
Ganspan, Guldenskat, 531	IRDP	531	Ganspan	Business Plan in place Bulk Services completed except for sanitation which is underway Planning completed (township est, environment and geo-tech) Internal Services completed except for sanitation which is underway Beneficiary List in place	Completed bulk and internal services
Hartswater, Nkandla 2, 491	IRDP	491	Hartswater	No Business Plan Bulk Services: Water and electricity in progress, sanitation not in place Planning: Environmental and geo-tech studies completed, Township Est. not in place and Land Preparation and Planning underway Internal Services: Water completed, no sanitation and roads, with electricity underway Beneficiary List in place	Completed Business Plan Completed planning, bulk and internal services
Hartswater, Bonita Park, 127	IRDP	127	Hartswater Bonita Park	No Business Plan Bulk Services completed Planning completed, except for the environmental and geo-tech studies which are underway Internal Services completed, except for sanitation which is not in place Beneficiary List in place	Completed Business Plan Completed planning: environmental and geo- tech studies Landfill Rehabilitation in progress
Thagadiepelajang, Hartswater, 310	IRDP Informal Settlement Upgrading Programme	310 GOGHSTA 60 PLM	Hartswater	No Business Plan Bulk Services: Water underway, but sanitation and electricity is not in place	Completed Business Plan

	Phokwane LM internal funding			Planning: Land Preparation and Planning completed, Township Establishment and General Plan/Township registration underway, and Environmental and Geo-tech studies not in place No Internal Services except for water which is completed and sanitation which is in progress Beneficiary List in place	Completed planning: township establishment, environmental and geo-tech studies Completed bulk services
Magogong, 32	IRDP	32	Magogong	No Business Plan Bulk Services completed except Sanitation which is not in place Planning complete except Environment and Geo-tech studies and General Plan/Township Registration No Internal Services Beneficiary List in place	Completed Business Plan Completed planning: Environmental and Geo-tech studies, SG Registration Completed bulk services Internal Services underway
Pampierstad, 600	Infill (COGHSTA) Integrated Residential Development Programme (PLM)	600	Pampierstad	No Business Plan Bulk Services complete Planning complete except the Environment and Geo-tech studies Internal Services completed Beneficiary List in place	Completed Business Plan (which incorporates Asbestos removal) Environment and Geo-tech study completed
Andalusia Park Extension, Jan Kempdorp, 20	IRDP	20 GOGHSTA 25 PLM	Jan Kempdorp	No Business Plan Bulk Services complete Planning complete except the Environment and Geo-tech studies Internal Services completed Beneficiary List in place	Completed Business Plan SG Registration Top structure
Andalusia Park, Jan Kempdorp, 25	IRDP	25 GOGHSTA 20 PLM	Jan Kempdorp	No Business Plan Bulk Services complete Planning complete except the Environment and Geo-tech studies Internal Services completed Beneficiary List in place	Completed Business Plan SG Registration Top structure

Table 57: Phokwane Housing Projects Pipeline 2022/23

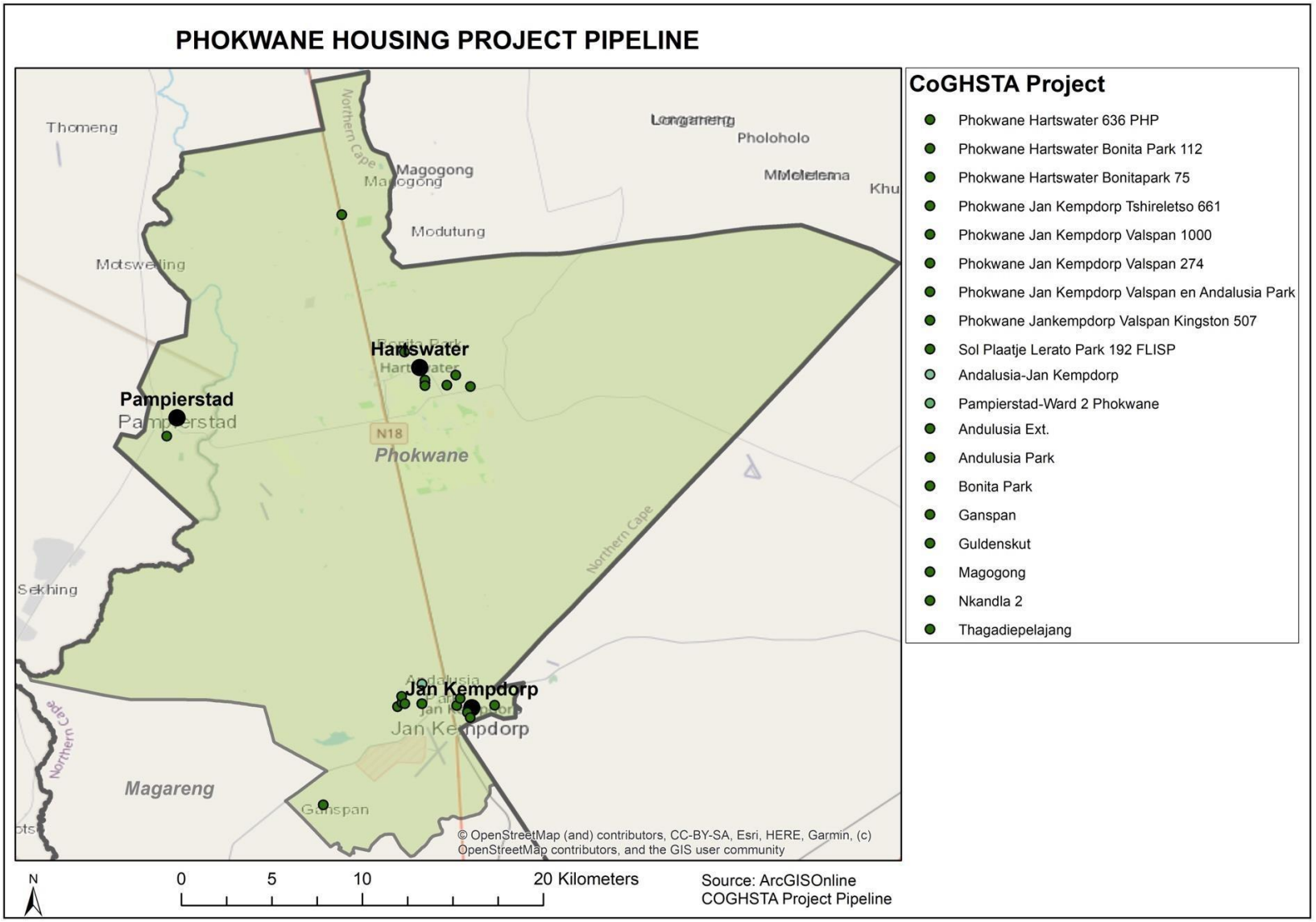
(Phokwane Housing Projects not on the COGHSTA Housing Pipeline 2022)

Project	Project Type & Funding Sources	No. Units	Location	Status 2021/22 (according to PLM)	Planned 2022/23 Key Performance Indicator Output
Portion of Erf 775, Vaalharts (Ganspan), Settlement B	Informal Settlements Upgrading Programme Phokwane LM Internal Funding	150	Ganspan (Turfloop)	Bulk sanitation & roads in progress No electricity Informal settlement to be formalised Relocation to be done due to environmental problems Still under planning	Planning completed Relocation of settlement
Pampierstad, 300	Social housing/ Basic Subsidy Phokwane LM Internal funding	300	Pampierstad	Still under planning	Planning completed
Erf 259, Hartswater, Nkandla Phase II, 300	Social housing/ Basic Subsidy Phokwane LM Internal funding	300	Hartswater	Still under planning	Planning completed
Guldenskat, Ganspan, 22	Phokwane LM internal funding	22	Guldenskat and Ganspan	Still under planning	Planning completed
Erf 5128, Valspan, 40	Phokwane LM internal funding	40	Valspan	EIA in progress Town Planning has not begun Under progress	Planning completed
Jan Kempdorp, Sonderwater, 150	Informal Settlements Upgrading Programme Phokwane LM Internal Funding	150	Jan Kempdorp (Valspan)	Informal settlement which is to be relocated because it is located next to a sewer plant	Settlement relocated
Angela King, Jan Kempdorp, 310	Informal Settlements Upgrading Programme	310	Jan Kempdorp (Valspan)	Town planning completed Bulk and internal Services required	Bulk and internal services completed

	Phokwane LM Internal Funding				
Ganspan, Turfloop, 150	IRDP	150	Ganspan	Relocation underway	Relocation complete
Ganspan, D Block, 144	IRDP	144	Ganspan	Bulk completed Internal services needed	Internal services completed
Ganspan, Donkerhoek, 150	IRDP	150	Ganspan	Internal services to be completed	Internal services completed
Hartswater, Utlwanang, 235	IRDP	235	Hartswater	No bulk services Electricity provided Internal services needed SG Registration not in place	Electricity and Internal services completed

Project	Project Type & Funding Sources	No. Units	Location	Status 2021/22 (according to PLM)	Planned 2022/23 Key Performance Indicator Output
Hartswater, Thagas Hill, 310	IRDP Informal Settlement Upgrading Programme Phokwane LM internal funding	310	Hartswater	Surveying and pegging completed Awaiting SG registration No bulk, just communal standpipes	SG Registration completed and bulk and internal services completed
Hartswater, Riemvasmaak, 200	Informal Settlement Upgrading Programme Phokwane internal funding	200	Hartswater	Informal settlement No planning at this point Requested assistance from HDA Settled next to the canal which is a health risk	Requested assistance from HAD with the procurement of land Solution identified
Pampierstad, Searelela, 250	Informal Settlement Upgrading Programme Phokwane internal funding	250	Pampierstad	Still under planning Informal Settlement with Tribal land issues as the boundaries are unclear. Electricity has been supplied but not bulk services.	SG Registration completed & bulk and internal services completed
Pampierstad (Library), 10	Informal Settlement Upgrading Programme Phokwane internal funding	10	Pampierstad	To be included in Searelela 250 project (above) Graves have been identified on the site. Geological study and Grave Site clearance is required.	Geo-tech study completed Grave clearance completed

Figure 66: Housing Projects in Phokwane



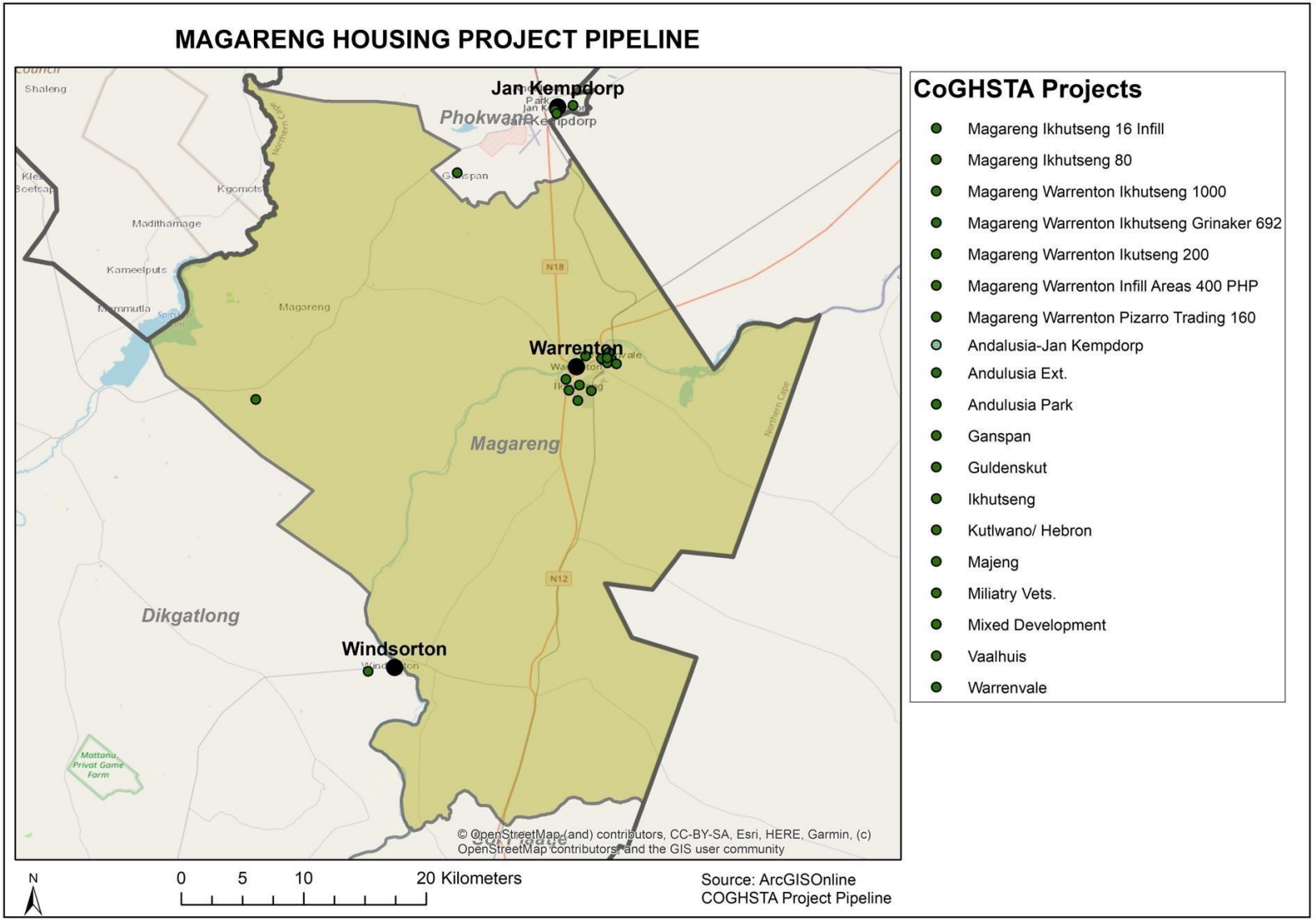
10.2.3 Magareng

Table 58: Magareng COGHSTA Housing Pipeline 2022/23

Project	Project Type & Funding Sources	No. Units	Location	COGHSTA 2022 PIPELINE STATUS	Planned 2022/23 Key Performance Indicator Output
Warrenton, Ikhutseng, 1000	Infill RDP Housing	1000	Warrenton	Business Plan in place Bulk Services completed Planning completed (township establishment, environment and geo-tech) Internal Services completed No beneficiary List	Completed beneficiary list Top structures
Warrenton, Military Veterans, 110	RDP	110	Warrenton	No Business Plan Insufficient Bulk Services No Planning (township establishment, environment and geo-tech) No Internal Services No beneficiary List	Upgraded Bulk Services Planning underway
Warrenton, Warrenvale, 558	IRDP	558	Warrenton	Bulk Services in place except water Planning completed (township establishment, environment and geo-tech) Internal Services completed No beneficiary List	Bulk services completed Complete beneficiary list Top structures
Warrenton, 800 (N12 Hospital Development/ Mixed)	IRDP FLSP	800	Warrenton	Business Plan in progress Bulk Services completed No Planning (township establishment, environment and geo-tech) No Internal Services No beneficiary List	Business Plan completed Planning completed Internal services underway
Warrenton, Ikhutseng, 1298	IRDP	1298	Warrenton	Bulk Services insufficient Planning completed (township establishment, environment and geo-tech) Internal Services completed Beneficiary List om place	Upgraded Bulk Services Top structures

Warrenton, Vaalhuis, 57	IRDP	57	Warrenton	Business Plan in progress Bulk Services completed Planning: township establishment and land preparation and planning completed, but environment and geo-tech studies and township registration not in place Internal Services completed No beneficiary List	Completed planning (environment and geo-tech studies)

Figure 67: Housing Projects in Magareng



10.2.4 Sol Plaatje

Table 59: Sol Plaatje COGHSTA Housing Pipeline 2022/23

Project	Project Type & Funding Sources	No. Units	Location	COGHSTA 2022 PIPELINE STATUS
Colville, 130	ISUP	130	Colville	Business Plan in Progress Bulk Services in Progress Planning completed (Awaiting submission of GPS to the SG office) No Internal Services Beneficiary List in Place
Lerato Park, 2000	ISUP	2000	Lerato Park	Business Plan in Progress Bulk Services Completed Planning Completed Internal Services partially services (except for roads and electricity) Beneficiary List in Place
Jacksonville, 72	IRDP	72	Jacksonville	Business Plan in Progress Bulk Services in Progress Planning Completed Internal Services in Progress (except for roads and electricity) Beneficiary List
Jacksonville, 267	IRDP	267	Jacksonville	Business Plan in Progress Bulk Services in Progress Planning Completed (Awaiting registration) Internal Services not in place Beneficiary List in Place
Promised Land, 792	ISUP	792	Promised Land	Business Plan in Progress Bulk Services Planning Completed (Awaiting registration) Internal Services Beneficiary List in place
Snake Park, 1700	ISUP	1700	Snake Park	Business Plan in Progress Bulk Services Planning Completed (awaiting registration) Internal Services completed except roads Beneficiary List in place
Dingaan Hostels, 203	CRU	203	Dingaan Hostels	Business Plan in Progress Bulk Services Planning Completed Internal Services Completed Beneficiary List in Place
Lerato Park FLISP, 192	FLISP	192	Lerato Park FLISP	Business Plan in Progress Bulk Services

				Planning Completed Internal Services Completed Beneficiary List in Place
FLISP Secondary Market, 35	FLISP	35	FLISP Secondary Market	Business Plan in Progress Bulk Services Planning Completed Internal Services Completed Beneficiary List in Place
Tswelelang, 440	IRDP	440	Tswelelang	Business Plan in Progress Bulk Services Planning Completed Internal Services Completed Beneficiary List in Place
Motswedimosa, 656	IRDP	56	Motswedimosa	Business Plan in Progress Bulk Services Planning Completed Internal Services Completed (except roads) Beneficiary List in Place

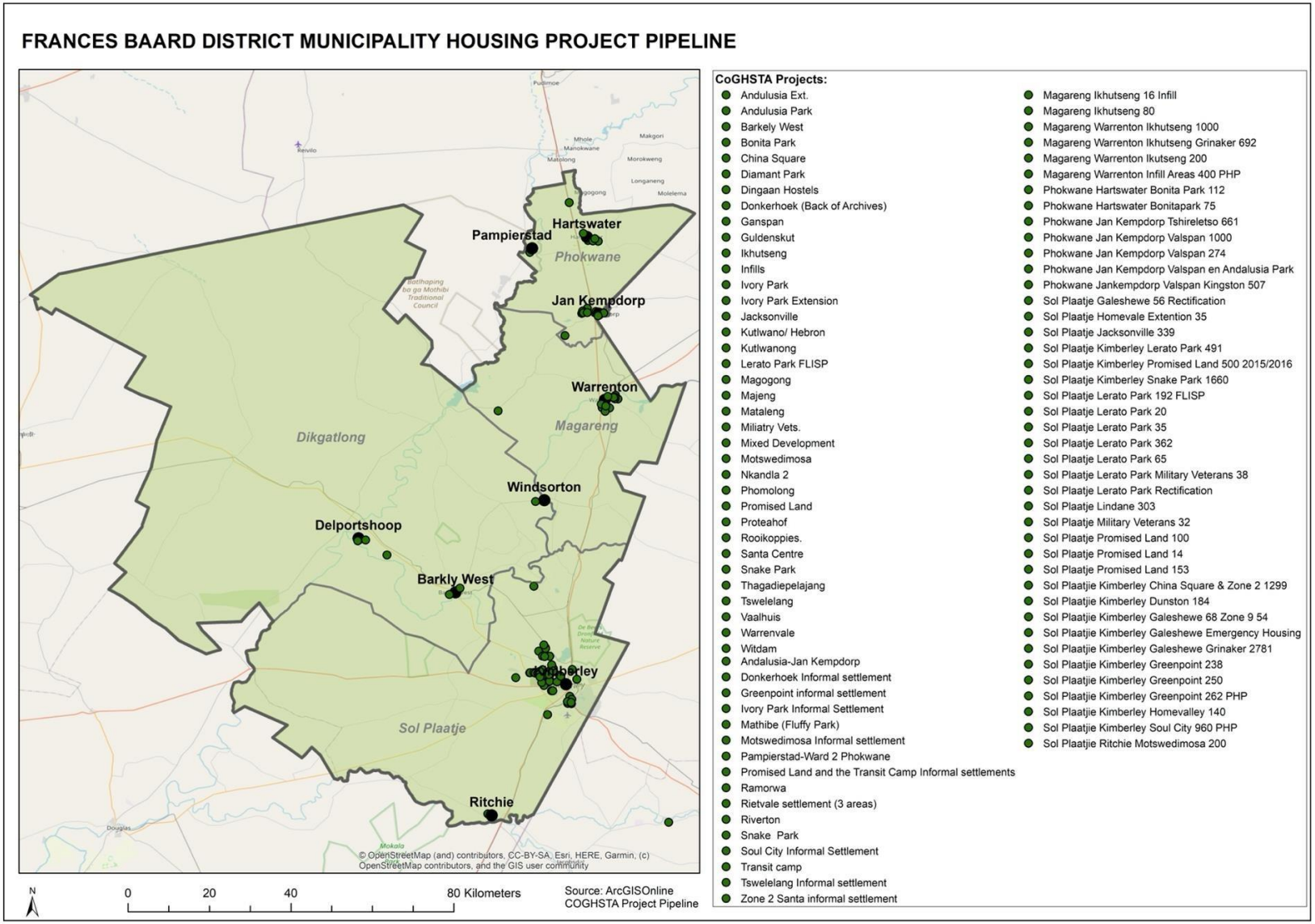
Project	Project Type & Funding Sources	No. Units	Location	COGHSTA 2022 PIPELINE STATUS
Donkerhoek (Back of Archives), 111	IRDP	111	Donkerhoek (Back of Archives)	Business Plan in Progress Bulk Services Completed Excerpt Electricity Planning Completed (awaiting registration) Internal Services not in place Beneficiary List in Place
Ivory Park, 1175	ISUP	1175	Ivory Park	Business Plan in Progress Bulk Services not in place except water Planning Completed (awaiting registration) Internal Services not in place Beneficiary List in Place
Santa Centre, 139	ISUP	139	Santa Centre	Business Plan in Progress Bulk Services not in place except water Planning Completed (awaiting registration) Internal Services not in place Beneficiary List in Place
Kutlwanong, 49	ISUP	49	Kutlwanong	Business Plan in Progress Bulk Services not in place except water Planning Completed Internal Services not in place Beneficiary List in Place
Phomolong, 285	ISUP	285	Phomolong	Business Plan in Progress Bulk Services in Place except Sanitation Planning Completed (awaiting registration) Internal Services not in place Beneficiary List in Place
Phomolong FLSP, 163	FLISP	163	Phomolong FLSP	Business Plan in Progress Bulk Services no in place Planning Completed Internal Services not in place except water Beneficiary List in Place

Nobengula / Soul City, 101	FLISP	101	Nobengula / Soul City	Business Plan in Progress Bulk Services in Place except Electricity Planning Completed Internal Services not in place Beneficiary List not in place
Riverton, 174	ISUP	174	Riverton	Business Plan in Progress Bulk Services not in Place except Water Planning not Completed Internal Services not in place (except water) Beneficiary List in Place
Golf Course, 1100	IRDP	1100	Golf Course	Business Plan in Progress Bulk Services not in Place except Water Planning not Completed Internal Services not in place (except water) Beneficiary List not in place
Ramorwa, 106	ISUP	106	Ramorwa	Business Plan in Progress Bulk Services not in Place except Water Planning not Completed Internal Services not in place (except water) Beneficiary List not in place

Project	Project Type & Funding Sources	No. Units	Location	COGHSTA 2022 PIPELINE STATUS
Diamant Park, 892	ISUP	892	Diamant Park	Business Plan in Progress Bulk Services in Place except Electricity Planning Completed (except for registration) Internal Services not in place Beneficiary List not in place
Dunstin/Ubuntu, 184	IRDP	184	Dunstin/ Ubuntu	Business Plan in Progress Bulk Services Completed except Electricity Planning Completed Internal Services not in place Beneficiary List in Place
China Square, 68	IRDP	68	China Square	Business Plan in Progress Bulk Services Completed except Electricity Planning Completed (except Land Preparation) Internal Services not in place Beneficiary List in Place
Soul City (King Senare), 64	ISUP	64	Soul City (King Senare)	Business Plan in Progress Bulk Services Completed except Electricity Planning Completed Internal Services not in place Beneficiary List in Place
Lindelani (transit Camp), 303	ISUP	303	Lindelani (transit Camp)	Business Plan in Progress

				Bulk Services Completed except Electricity Planning Completed Internal Services not in place Beneficiary List in Place
Mathibe "Fluffy Park", 49	IRDP	49	Mathibe "Fluffy Park"	Business Plan in Progress Bulk Services no Completed (except water) Planning not Completed Internal Services not Completed Beneficiary List in Place
Ivory Park Extension, 2000	ISUP	2000	Ivory Park Extension	Business Plan not Completed Bulk Services not Completed Planning not Completed Internal Services not Completed Beneficiary List not Completed
Ramorwa, 98	ISUP	98	Ramorwa	Business Plan not Completed Bulk Services not Completed Planning not Completed Internal Services not Completed Beneficiary List not Completed

Figure 68: Housing Projects in Frances Baard DM (with coordinates)



10.3 Project Finance and Blocks

10.2.1 Review of Financing and Funding Models

As such, a municipality must constantly assess its financing and funding models connected with all types of housing construction and delivery to ensure that ongoing delivery of housing options is matched with adequately sustainable housing finance models. In this sense, it is critical to link and align the various state housing subsidy programmes in order to promote integrated and diverse housing and community development.

Although state housing subsidy mechanisms are the primary drivers of housing opportunity delivery, they must be properly linked to the numerous other state funding initiatives available, as well as targeted at other non-governmental resources. As a result, the seamless interaction of state funding from all sources (e.g., Department of Land Affairs, Department of Provincial and District Government, Department of Housing, National Treasury, and so on) must be pursued on a continuous basis, thereby limiting the burden on the municipal fiscus while simultaneously utilising the various fund provisions to maximise the quality and volume of housing opportunities delivered. If all available grant funds are used, the municipality should be able to improve the level of services given to citizens while lowering the ongoing maintenance costs connected with the infrastructure erected to service the various housing developments. The formalisation of municipal informal settlements enables the growth of direct monthly invoicing for services given by various departments (which, in turn, enables the town to collect more income). The funds gained will be used, among other things, to expand the municipality's informal settlements and related upgrade/development activities.

A municipality should design a method through which considerable state funds are provided to ensure the repair and upgrading of its housing rental properties through a restructured housing maintenance programme. While this significant upgrading programme will improve the municipal housing asset base, the imperatives linked with it include expanding municipal monthly charge collection systems in accordance with acceptable debt management policies and by-laws.

By providing a financial parachute to its housing inhabitants, a municipality should provide targeted pro-poor funding for the many services included in its service offering. Among these measures are (1) housing grants (rental and sale schemes), (2) rate rebates, and (3) free basic water and electricity. Regardless of the foregoing, a thorough examination of the local government's numerous financial processes and actions ensures the creation of housing options and communities while maintaining a financially viable approach.

It is important that on-going delivery of housing opportunities are matched with appropriately sustainable housing funding models, as such a municipality must constantly review its financing and funding models associated with all forms of housing development and delivery. In this regard the linking and alignment of the various state housing subsidy programmes are essential to ensure integrated and diverse housing and community developments.

Although the state housing subsidy mechanisms are the key catalysts for housing opportunity delivery, these must be appropriately linked to the various other state funding initiatives available whilst being geared to other non-governmental resources. As such, the seamless interaction of state funding from all sources (i.e. Department of Land Affairs, Department of Provincial and District Government, Department of Housing, National Treasury et al) must be continually pursued, thereby limiting the burden on the municipal fiscus whilst, simultaneously utilising the various fund provisions to maximise the quality and volume of housing opportunities delivered.

Through the utilization all available grant funds, the municipality should be able to enhance the quality of the services provided to citizens whilst simultaneously limiting the on-going maintenance costs associated with the infrastructure installed to service the various housing developments. The formalisation of the municipal informal settlements allows for the expansion of direct monthly invoicing for services rendered by the various departments (which in turn allows for expanded revenue collection opportunities for the town.) Funds so obtained are, inter alia, utilised for the expansion of the municipal's informal settlements and related upgrade/development programmes.

Through a restructured housing maintenance programme, a municipality should establish a process wherein major state funding is released to ensure the refurbishment and upgrading of its housing rental properties. Whilst this major upgrading programme will enhance the municipal housing asset base, the imperatives associated with this upgrading programme embody the expansion of the municipal monthly charge collection mechanisms in terms of the appropriate debt management policies and by- laws.

A municipality should provide targeted pro poor funding for the various services incorporated in its service offering by ensuring a financial parachute to its housing occupants. These instruments include, inter alia,

(1) housing grants (rental and selling schemes), (2) rates rebates, and (3) free basic water and electricity. Notwithstanding the aforementioned, a comprehensive review of the municipal's various financial processes and interventions ensures the development of housing opportunities and communities whilst ensuring that a financially sustainable approach is adopted.

10.2.2 Blocked Projects

Typical issues that block housing delivery are:

Water and Sanitation, the water and sanitation connection for all the projects is incomplete whereas payments have been effected;

Land Transfer, there are delays in the transfer of land from the national government to the municipality for the purposes of title deed handover to beneficiaries;

Land Invasions, sites approved on the Surveyor General's map have been invaded resulting in a shortage of sites for approved beneficiaries;

Structural Defects, the quality of the workmanship on some of the units is of poor standard;

Planning Protocols, not all are observed resulting in instances where properties are not transferable to individuals.

10.2.3 Project Risk Assessment

Risk assessment allows Frances Baard District to better understand potential threats and opportunities in the implementation of projects. By planning for unexpected events, the District is able to put in place a framework that allows for swift response when unexpected events arise.

The table below provides a list of internal and external risks, the likelihood of occurrence of each respective risk and proposed actions to manage and mitigate against the risk.

Table 60: Project Risk Assessment

RISK CATEGORIES	IDENTIFIED RISKS	LIKELIHOOD H/M/L	PROPOSED ACTIONS TO MITIGATE RISKS
Funding	Funding Allocations insufficient to deliver on targets	H	Set up framework to outline and guide funding priorities for the District.
	Funding for accreditation insufficient for adequate capacitation	H	Continue to use services of Housing Development Agency.
Institutional	Interdepartmental coordination weak	H	Focused effort to ensure coordination between the infrastructure, Town Planning, IDP unit, and the relationship with Province.
	Weak communication with District municipalities	H	Ensure systematic approach to foster active communication and dissemination of information between the District and District municipalities.
Beneficiaries	Administration of beneficiaries in projects still problematic	H	Effort to improve communication with the supported District municipalities and the involvement of communities.

11 INTEGRATION

11.1 Introduction

The purpose of “Integration” is to ensure that the projects elaborated below are integrated with the other projects identified in the IDP Main Document to achieve proper co-ordination and alignment taking into account their contents, location and timing. For example, housing projects can be aligned with the infrastructure, land acquisition and education-related projects to enable maximum impact to be made on housing the homeless, creating job opportunities, stimulating the District economy and providing basic municipal services which will also help alleviate poverty and fight diseases. This in short provides the correct way to realising integrated development in a true sense.

11.2 Comprehensive Plan for Sustainable Human Settlements 2004

The Comprehensive Plan for Sustainable Human Settlements, commonly referred to as “Breaking new Ground” or “BNG” is a fundamental document giving effect to the National Department’s mandate in terms of the provision of adequate housing to all with reference to section 26 of the Constitution. This plan shifts the focus to improving the quality of housing and housing environments by integrating communities and settlements, while retaining the basic principles of the Housing White Paper. The plan provides for a shift in focus from providing housing to creating sustainable human settlements. Section 2.3 in Chapter 2 of this document provides more detailed information and guidance regarding the guidelines for this plan.

11.3 Outcome 8: Medium Term Strategic Framework 2019 – 2024

The Medium-Term Strategic Framework (MTSF) 2019-2024 is the second 5-year implementation plan for the NDP 2030 and is built around a set of seven priorities, of which Priority 5, ‘Spatial Integration, human settlements and District government’, is of specific importance to the HSP.

In terms of human settlements, the MTSF focusses on three interrelated outcomes:

- Spatial transformation through multi-programme integration in priority development areas.
- Adequate housing and improved quality living environments.
- Security of tenure.

The MTSF sets out clear actions, indicators and targets to deliver the outcomes. The Department of Human Settlements will manage implementation of the plans expressed in the MTSF and will coordinate through the Social and Economic Clusters. They will report through MinMec, Technical MinMec, Human Settlements Technical Implementation Forum and Human Settlements Delivery and Coordination/ Forums established by all three spheres of government at national, provincial and District levels.

11.4 Linkage, Integration and Compliance to other Plans and Programmes

Integration of all the relevant sector department delivery programs should be achieved through an effective Human Settlements Plan. The Plan should summarize all relevant infrastructure development plans and then match them with the proposed multiple housing project delivery plan. It is the responsibility of the service provided (or Municipal Official if the Human Settlements Plan is completed internally) with the assistance of the Municipal Housing Official to collect all of the relevant sector plans and other relevant information in the IDP to ensure that the proposed housing delivery program matches the delivery of the other relevant sector department interventions. While infrastructural development requirements are of primary importance alignment of other sector departments such as health and education etc. should not be ignored.

The Human Settlements Plan should also be instrumental in detailing an institutional framework for housing delivery in the Municipality which has as its core function the integration of relevant governmental sectors (e.g. Water, Roads, Sewer, Electricity, Health, Education etc.) at a project level during implementation. It should be noted that whilst IDP's and specifically the Human Settlements Plan play an important role in coordinating and enabling development, additional work is required to ensure that they translate into meaningful integration at the project level

Table 61: Municipal Sector Plan effect on housing

Name of Integrated Programme	Purpose and Content	Effect on Housing Issues
Water Services Development Plans **Integrated Transport Plans** **Integrated Waste Management Plan**	These plans are not part of the IDP, but only a summary of the plans. They are sector specific plans dealing with issues pertaining to water and sanitation, transport and waste.	There is a need to ensure that any proposed project and the effect of such a project on water and sanitation, transport and waste management be included in these sector plans. For example, any new housing development will increase the water usage in the town. The WSDP needs to consider this and ensure sufficient water provision.
5- Year Financial Plan	It considers all financial aspects of the municipality	The effect of payment of services or possible non-payment of services by occupants of a new housing project on the future financial viability of the municipality
5- Year Capital **Investment Programme**	It links all the projects with possible sources of financing and by doing it generates and co-ordinates public	Costs of all housing projects must be included in this programme.

Table 62: Integration

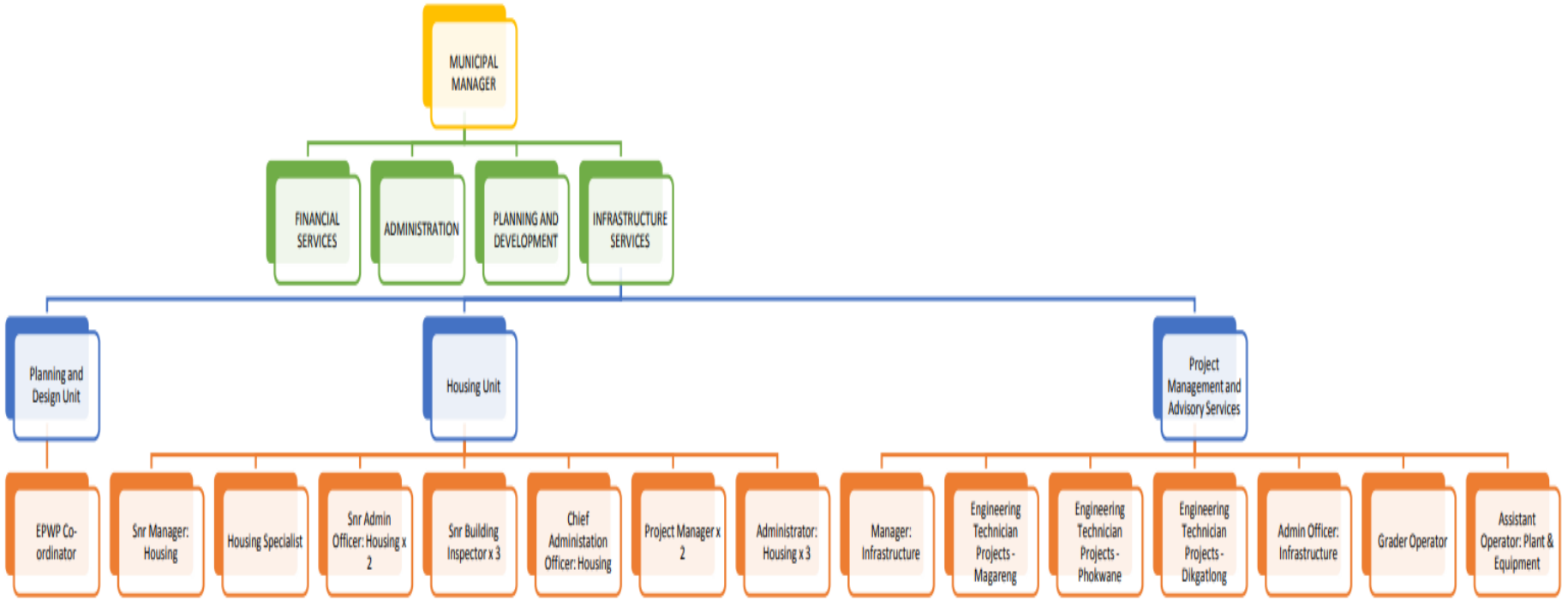
Name Of Integrated Programme	Purpose and Content	Effect on Housing Issues
Integrated Poverty Reduction and Gender Equity Programme	These programmes must ensure that poverty is reduced and indicates how the municipality is contributing to gender equality	Almost all low-cost housing projects can be considered as poverty alleviation and is therefore part of the municipality's fight against poverty.
Integrated Environmental Programme	The municipality should ensure that environmental issues are adequately addressed and that all envisaged projects do not impact negatively on the natural environment. There is a need to consider how the designed housing projects will influence the environment and if an EIA is necessary or not.	Measures must be put I place to ensure that all housing projects do not degrade the environment, but rather contribute to more sustainability
Integrated LED	All municipalities must implement LED projects and promote LED at all times.	Due to the labour-intensive nature of housing development, housing projects are a great opportunity for the municipality to create jobs.
Integrated Institutional Programme	This programme is about the institutional capacity and transformation of the municipality This also includes projects.	Building material adds another dimension, which can result in employment generation. There is a need to ensure that the municipality has enough capacity to handle its housing issues.

12 INSTITUTIONAL ARRANGEMENTS

12.1 Municipal Institutional Arrangements

Municipal capacity is critical for successful housing delivery. Municipalities face a variety of capacity difficulties, including unfilled positions, a lack of financing, and financial instability. However, such difficulties must be addressed because the municipality's housing department is a technical department that requires people with a diverse technical skill set. Housing is a cross-cutting function that requires coordination with a wide range of council functions. In most municipalities, the housing function is either integrated into engineering or operated as a separate housing function. There is no perfect location for the housing function; however, greater interaction with the engineering function is essential. This can be accomplished by forming a housing working group. This working group's principal goal would be to enable the housing function to coordinate the housing-related operations of other functions.

Figure 69: District Municipality Organogram



Source: IDP 2022/23

12.2 Development strategies

Table 63: Development Strategies

STRATEGIC OBJECTIVE	DEVELOPMENT STRATEGIES	PERFORMANCE INDICATORS	ASSUMPTIONS
To accelerate housing delivery in line with the national and provincial norms and standards.	Deliver housing units across the product spectrum provided in the national policy on human settlements. Identify and assess all informal settlements within the Municipality and formulate a strategic response.	Numberof projectswith preliminary approval per housing programme. Number of projects with funding approval by the provincial department of human settlements Completion of bulk infrastructure services within scheduled programme. Number of housing units delivered per annum per housing programme. Needs register. Approved upgrading of informal settlement programme. Numberof informal housing units eradicated per annum.	Frances Baard has sufficient land but lacks bulk infrastructure to deliver housing at scale. Stakeholders will collaborate to provide required resources. National and provincial funding will be provided to fund projects Municipality will continue to receive technical support from the district. Eradication of informal settlements is a priority for all spheres of government.
To develop effective systems and procedures for an effective implementation of the human settlement programme.	Establish a project management system for human settlement projects. Facilitate programmatic service level agreements with the departments of Public Works, Water Affairs and Eskom in respect of bulk services.	Monthly reports. Progress according to project scheduling. Project programmatic agreements with Francis Baard	Needy households will register on the housing needs register. The housing needs register will serve as the basis for housing allocation though the allocation committee. Implementing agents will perform according to the approved programme.

			Water Affairs, Public works and Eskom will commit to provide bulk services in housing projects.
To use human settlement projects as a catalyst for District economic development.	Enrol human projects with EPWP.	Number of job opportunities created.	Capable District contractors who are operating in the area.
To contribute towards spatial transformation and creation of an efficient settlement and spatial pattern.	Promote densification in human settlement projects. Prioritise projects located within development nodes and along development corridors. Work with traditional leaders to map all settlements and delineate settlement edges for each rural housing project .	Number of dwelling units per hectare. Number and size of infill developments. Number and size of social housing projects. Location of projects in relation development nodes and corridors. Detailed settlement plans.	The Spatial Development Framework is updated.
To facilitate rapid and cost-effective release of land for human settlements development purposes.	Identify land suitable for future housing development. Undertake pro-active zoning of land for future housing development. Facilitate private public partnerships (PPPs) for strategic human settlement projects. Enlist the services of the National Housing Agency for assistance with land acquisition.	Approved atlas of land parcels Number of green fields zoned for housing development. Number and value of PPPs. Amount of land available for housing development. Amount spent on land acquisition per annum.	Land is available in strategic locations for human settlement development

	Purchase land and development schemes in public auctions.		
To build capacity for effective human settlement development.	Review organogram and identify future needs in the housing unit. Facilitate continuous staff training and capacity building.	Approved revised organogram Increase in staff complement. Training / workshops / courses attended by staff.	The Municipality requires additional capacity.

13 PERFORMANCE MANAGEMENT

The performance management system is designed to help the district implement and monitor the development strategies for human settlements. The system aims to accelerate housing delivery in line with national and provincial norms and standards, develop effective systems and procedures, and use human settlement projects as a catalyst for District economic development, spatial transformation, and creation of an efficient settlement and spatial pattern. The system also aims to facilitate rapid and cost-effective release of land for housing development and build capacity for effective human settlement development.

Objective: To develop a performance management system that will monitor and evaluate the implementation of development strategies for human settlements in Frances Baard District Municipality, South Africa.

Strategy: The performance management system will focus on the following strategies:

1. Accelerating housing delivery in line with national and provincial norms and standards.
2. Identifying and assessing all informal settlements within the municipality and formulating a strategic response.
3. Developing effective systems and procedures for the implementation of the human settlement program.
4. Using human settlement projects as a catalyst for District economic development.
5. Contributing towards spatial transformation and creation of an efficient settlement and spatial pattern.
6. Facilitating rapid and cost-effective release of land for housing development.
7. Building capacity for effective human settlement development.

Performance Indicators:

1. Deliver housing units across the product spectrum provided in the national policy on human settlements.
    - Number of projects with preliminary approval per housing program.
    - Number of projects with funding approval by the provincial department of human settlements.
    - Completion of bulk infrastructure services within the scheduled program.
    - Number of housing units delivered per annum per housing program.
2. Identify and assess all informal settlements within the municipality and formulate a strategic response.
    - Needs register.

- Approved upgrading of informal settlement program.
- Number of informal housing units eradicated per annum.

3. Develop effective systems and procedures for the implementation of the human settlement program.
   - Operational housing needs management system.
   - Quarterly reports on the housing needs register.
   - Application of quota principle to housing to ensure vulnerable members of the community are catered for.
   - Establishment of a housing allocation committee.
   - Annual review of the Municipality HSSP.
   - Alignment with the Municipality IDP.
   - Alignment with the Frances Baard IDP.
   - Establishment of a project management system for human settlement projects.
   - Technical project steering committee meetings.
   - District human settlements Forum meetings.
   - Monthly reports.
   - Progress according to project scheduling.
   - Project programmatic agreements with Francis Baard.
4. Use human settlement projects as a catalyst for District economic development.
   - Number of District contractors involved in projects.
   - Percentage amount allocated to District contractors per project.
   - Number of job opportunities created.
   - Enrol human development projects with EPWP.
5. Contribute towards spatial transformation and creation of an efficient settlement and spatial pattern.
   - Number of dwelling units per hectare.
   - Number and size of infill developments.
   - Number and size of social housing projects.
   - Location of projects in relation to development nodes and corridors.
   - Detailed settlement plans.

6. Facilitate rapid and cost-effective release of land for housing development.
    - Approved atlas of land parcels for human settlement development.
    - Number of green fields zoned for housing development.
    - Number and value of PPPs.
    - Amount of land available for housing development.
    - Amount spent on land acquisition per annum.
7. Build capacity for effective human settlement development.
    - Approved revised organogram.
    - Increase in staff complement.
    - Training/workshops/courses attended by staff.

Assumptions:

- Frances Baard has sufficient land but lacks bulk infrastructure to deliver housing at scale.
- Stakeholders will collaborate to provide required resources.

14 CONCLUSION

In conclusion, the analysis of the Frances Baard district in South Africa uncovers critical housing development challenges, primarily due to insufficient infrastructure such as water, sanitation, electricity, and road networks. Furthermore, the district experiences social and economic obstacles, including high poverty and unemployment rates, contributing to a lack of affordable housing and the proliferation of informal settlements.

To tackle these issues, it is crucial to implement integrated and comprehensive planning frameworks that engage all relevant stakeholders, including local government, private sector developers, and the community. This involves conducting masterplan studies to identify necessary upgrades for existing and future infrastructure and service developments and implementing innovative and sustainable solutions to meet the district's housing needs.

Key factors driving human settlement developments in the Frances Baard district are the demand for affordable housing and the necessity to provide basic services to informal settlements. Additionally, stimulating economic growth and job creation in the district is vital to enhance living standards and decrease poverty levels.

Ultimately, addressing the housing and infrastructure challenges in the Frances Baard district is essential for improving residents' quality of life and fostering sustainable economic growth and development in the region.

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